

# **Final Report on the Planning and Development Department's Fee Study Analysis**

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# **TABLE OF CONTENTS**

**January 6, 2010**

	<b>Page</b>
<b>1. EXECUTIVE SUMMARY</b>	<b>1</b>
<b>2. LEGAL FRAMEWORK AND POLICY CONSIDERATIONS</b>	<b>8</b>
<b>3. USER FEE METHODOLOGY</b>	<b>12</b>
<b>4. RESULTS</b>	<b>14</b>
<b>5. GENERAL PLAN MAINTENANCE AND UPDATE SURCHARGE</b>	<b>23</b>
<b>6. COMPARATIVE MARKET SURVEY OF FEES</b>	<b>27</b>
<b>7. CONCLUSION</b>	<b>29</b>
<b>ATTACHMENTS</b>	
<b>A: PLANNING COST CALCULATION RESULTS</b>	
<b>B - D: BUILDING COST CALCULATION RESULTS</b>	
<b>E: MARKET SURVEY OF FEES</b>	

# **1. EXECUTIVE SUMMARY**

The report, which follows, presents the results of the Fee Study Analysis conducted by the Matrix Consulting Group for the City of Fresno's Planning and Development Department.

## **1. PROJECT BACKGROUND AND SCOPE OF WORK**

The Planning and Development Department's fee structure was last comprehensively updated in fiscal year 1992/1993. As such, the City contracted with the Matrix Consulting Group to perform an analysis that would clarify the existing fee structure, as well as consider appropriate additions of new fees for services. In support of this initiative, the Matrix Consulting Group analyzed the cost of service relationships that exist between fees for service activities for the Department, including: Entitlement Review, Administrative Charges, Plan Check, Permit Processing, and Inspection.

The results of this analysis will provide a tool for understanding current service levels, the cost and demand for those services, and what fees for service can and should be charged.

## **2. GENERAL PROJECT APPROACH AND METHODOLOGY**

The methodology employed by the Matrix Consulting Group is a widely known and accepted "bottom up" approach to cost analysis, where time spent per unit of fee activity is determined for each position within a department. Once time spent for a fee activity is determined, all applicable City costs are then considered in the calculation of the "full" cost of providing each service. The following table provides an overview of

types of costs that were considered and included in establishing the “full” cost of Fresno’s Planning and Development Department Fee Study Analysis:

<b>Cost Component</b>	<b>Description</b>
<b>Direct</b>	For the Planning and Development Department, fiscal year 2009/2010 budgeted salaries, benefits and allowable departmental expenditures.
<b>Departmental Overhead</b>	Budgeted and non-budgeted departmental administration / management and clerical support.
<b>Citywide Overhead</b>	City costs associated with central service costs such as payroll, human resources, budgeting, city management, etc. Often established through a cost allocation methodology or plan (In this case, the City already budgets for these costs, and considers them part of direct budgeted expenditures).
<b>Plan, Policy, and Systems Update and Maintenance</b>	Costs associated with the preparation and revision of plans and policies required for the agency to make necessary findings and determinations such as: maintenance and update of the City’s General Plan and Zoning Ordinance, and technology (permitting system) update, implementation, and eventually replacement.

Together, the cost components in the table above comprise the calculation of the total cost of providing any particular service, whether a fee for that service is charged or not.

The work accomplished by the Matrix Consulting Group in the analysis of the proposed fees for service involved the following steps:

- **Departmental Staff Interviews:** The project team interviewed staff in each department regarding their needs for clarification to the structure of existing fee items, or for addition of new fee items.
- **Data Collection:** Data was collected for each item, including, time estimates and volume of activity. In addition, all budgeted costs and staffing levels for the FY 2009/10 fiscal year were entered into the Matrix Consulting Group’s analytical software model.
- **Cost Analysis:** The full cost of providing each service included in the analysis was established. Cross-checks such as revenue reports and allocation of not more than 100% of staff resources to both fee and non-fee related activities assured the validity of the data used in the Study.

- **Review and Approval of Results by City Staff:** Departments and City Management have reviewed and approved these documented results.
- **Presentation and Discussion with the Stakeholder Community:** The results of the Analysis were presented and discussed with Fresno's Stakeholder Community.

A more detailed description of user fee methodology, as well as legal and policy considerations are provided in subsequent chapters of this report.

### **3. SUMMARY OF RESULTS**

The following provides a brief summary of results for each scope of work conducted by the Matrix Consulting Group. The display of the cost recovery figures shown in the tables below are meant to provide a basis for policy development discussions among City staff, Council members, and the Fresno community, and does not represent a recommendation for where or how the Council should take action. The setting of the "rate" or "price" for services, whether at 100 percent full cost recovery or lower, is a decision to be made only by the City Council.

Overall, the Fee Study Analysis concluded that the City of Fresno recovers approximately 69% of its costs for fee-related services provided by the Planning and Development Department. While the detailed documentation of the Analysis will show an over-charge for certain services (on a per unit basis), and an undercharge for others, the City is providing an overall annual subsidy to the fee payer. The table below presents a summary of results for the Planning and Building Divisions of the Department:

Division	Estimated Annual Revenue Collected from Current Fees (\$)	Estimated Annual "Full" Cost of Providing Fee Related Services (\$)	Surplus / (Subsidy) (\$)	Cost Recovery Percentage
<b>Building</b>	3,833,000	4,966,000	(1,133,000)	77%
<b>Planning</b>	1,535,000	2,860,000	(1,325,000)	54%
<b>TOTAL</b>	<b>5,368,000</b>	<b>7,826,000</b>	<b>(2,458,000)</b>	<b>69%</b>

Important points to note regarding the table above include:

- **Building Division:** currently recovers approximately 77% of the estimated total cost of providing user fee-related services to the public. An additional \$1,133,000 cost offset could be achieved by implementing fees for service at 100% of cost.
- **Planning Division:** currently recovers approximately 54% of the estimated total cost of providing user fee-related services to the public. An additional \$1,325,000 cost offset could be achieved by implementing fees for service at 100% of cost.
- **Non-fee related services:** In the Planning Division, costs associated with a number of services that are not recoverable under fees for service were identified. Costs associated with these services are not displayed in the table above. More information on these services are provided in the detailed discussions of this report.

If the Planning and Development Department was recovering 100% of the total estimated costs of providing user-fee related services, an additional \$2,458,000 in revenue could be achieved.

#### 4. CONSIDERATIONS FOR COST RECOVERY POLICY AND UPDATES

The Matrix Consulting Group strongly recommends that the City use the information contained in this report to discuss, adopt, and implement a formal Cost Recovery Policy, and also to implement a mechanism for the annual update of fees for service.

**(1) Adopt a Formal Cost Recovery Policy**

A formal cost recovery policy may include targeted cost recovery levels that are different for Planning, versus Building fees. Based on our experience with hundreds of jurisdictions in California, and nationally, it is often the case that Planning discretionary and entitlement permits maintain a lower level of cost recovery for services than Building plan review and inspection permits. Cost recovery for Planning Departments generally ranges between 40 and 80 percent; Building Departments are typically 100 percent.

Whenever a cost recovery policy is established at less than 100% of the full cost of providing services, a known gap in funding is recognized and should be recovered through other revenue sources.

**(2) Adopt an Annual Fee Update / Increase Mechanism**

The Matrix Consulting Group recommends the City perform a complete update of its User Fee Study on a periodic basis. In general, 3 to 5 years for fee and rate studies is considered a best management practice.

The purpose of a comprehensive update is to completely revisit the analytical structure, service level estimates and assumptions applied in the previous study, and to account for any major shifts in cost components or organizational structures.

To ensure that the City receives appropriate fee and revenue increases that reflect growth in costs, the City could utilize published industry economic factors such as CPI or other regional factors to update the cost calculations established in this Study on an annual basis. Alternatively, the City could also consider the use of its own anticipated labor cost increases such as step increases, benefit enhancements, or cost

of living raises. The latter example often provides a more realistic reflection than a CPI, given the fact that labor costs generally comprise the majority of cost calculations for a jurisdiction. Use of an automatic increase mechanism based on the City's own labor costs also provides a factor that is specific to it and its operations, rather than one that is specific to a region or industry as a whole.

**(3) Adopt a General Plan Maintenance and Update Surcharge on Top of Building Permits**

It is common for jurisdictions in California to employ "surcharges" on top of their fees for service to fund certain types of operational support costs. Surcharges are generally assessed as a percentage of fees or some other metric such as valuation, and are meant to recover costs from entire groups who receive overall benefit from services. A potential surcharge on top of building permits for recovery of costs associated with update and maintenance of the City's General Plan is discussed in detail in Chapter 5 of this report.



## **2. LEGAL FRAMEWORK AND POLICY CONSIDERATIONS**

A “user fee” is a charge for services provided by a governmental agency to a public citizen or group. In California, several constitutional laws such as Propositions 13, 4 and 218, State Government Codes 66012 and 66014, and more recently the Attorney General’s Opinion 92-506 set the parameters under which the user fees typically administered by local government are established and administered.

### **1. GENERAL PRINCIPLES AND PHILOSOPHIES REGARDING USER FEES**

Local governments are providers of many types of general services to their communities. While all services provided by local government are beneficial to constituents, some services can be classified as globally beneficial to all citizens, while others provide more of a direct benefit to a specific group or individual. The following table provides examples of services provided by local government within a continuum of the degree of community benefit received:

<b>Services that Provide General “Global” Community Benefit</b>	<b>Services that Provide Both “Global” Benefit and also a Specific Group or Individual Benefit</b>	<b>Services that Provide a Primary Benefit to an Individual or Group, with less “Global” Community Benefit</b>
<ul style="list-style-type: none"><li>• Police</li><li>• Park Maintenance</li></ul>	<ul style="list-style-type: none"><li>• Recreation / Community Services</li><li>• Fire Suppression</li></ul>	<ul style="list-style-type: none"><li>• Building Permits</li><li>• Planning and Zoning Approval</li><li>• Site Plan Review</li><li>• Engineering Development Review</li></ul>

Funding for local government is obtained from a myriad of revenue sources such as taxes, fines, grants, special charges, user fees, etc. In recent years, alternative tax revenues, which typically offset subsidies for services provided to the community, have

become increasingly limited. These limitations have caused increased attention on user fee activities as a revenue source that can offset costs otherwise subsidized (usually) by the general fund. In the table above, services in the “global benefit” section tend to be funded primarily through voter approved tax revenues. In the middle of the table, one typically finds a mixture of taxes, user fee, and other funding sources. Finally, in the “individual / group benefit” section of the table, lie the services provided by local government that are typically funded almost entirely by user fee revenue.

The following are two central concepts regarding the establishment of user fees:

- **Fees should be assessed according to the degree of individual or private benefit gained from services.** For example, the processing and approval of a land use or building permit will generally result in monetary gain to the applicant, whereas Police services and Fire Suppression are examples of services that are essential to the safety of the community at large.
- **A profit making objective should not be included in the assessment of user fees.** In fact, California laws require that the charges for service be in direct proportion to the costs associated with providing those services. Once a charge for service is assessed at a level higher than the actual cost of providing a service, the term “user fee” no longer applies. The charge then becomes a tax subject to voter approval.

Therefore, it is commonly accepted that user fees are established at a level that will recover up to, and not more than, the cost of providing a particular service.

## **2. GENERAL POLICY CONSIDERATIONS REGARDING USER FEES**

Undoubtedly, there are programs, circumstances, and services that justify a subsidy from a tax based or alternative revenue source. However, it is essential that jurisdictions prioritize the use of revenue sources for the provision of services based on the continuum of benefit received.

Within the services that are typically funded by user fees, the Matrix Consulting Group recognizes several reasons why City staff or Council may not advocate the full

cost recovery of services. The following factors are key policy considerations in setting fees at less than 100 percent of cost recovery:

- **Limitations posed by an external agency.** The State or other agency will occasionally set a maximum, minimum, or limit the jurisdiction's ability to charge a fee at all. Examples include Transportation Permits commonly issued by Public Works departments, many types of Police records and processing fees, as well as charging for time spent copying and retrieving public documents in the City Clerk's office.
- **Encouragement of desired behaviors.** Keeping fees for certain services low may provide better compliance from the community. For example, if the cost of a permit for changing a water heater in a residential home is higher than the cost of the water heater itself, many citizens will avoid pulling the permit.
- **Affect on demand for a particular service.** Sometimes raising the "price" charged for services might reduce the number of participants in a program. This is largely the case in Recreation programs such as aquatics or sports leagues, where participants often compare the City's fees to surrounding jurisdictions or other options for leisure activities.
- **Participation for individuals or groups that typically cannot afford services.** Policy makers may decide to fully subsidize or set fees at a level that will allow participation for certain segments of the community, such as Senior programs.
- **Benefit received by user of the service and the community at large is mutual.** Many services that directly benefit a group or individual equally benefit the community as a whole. Examples include Recreation programs, Planning Design Review, historical dedications and certain types of special events, to name a few.

The Matrix Consulting Group recognizes the need for policy that intentionally subsidizes certain activities. The primary goals of a User Fee Study are to provide a fair and equitable basis for determining the costs of providing services, and assure that the City is in compliance with State law.

Once the full cost of providing services is known, the next step is to determine the "rate" or "price" for services at a level which is up to, and not more than the full cost amount. Council is responsible for this decision, which often becomes a question of

balancing service levels and funding sources. The placement of a service or activity within the continuum of benefit received may require extensive discussion and at times fall into a “grey area”. However, with the resulting cost of services information from a User Fee Study, the Council can be assured that the adopted fee for service is reasonable, fair, and legal.

### **3. USER FEE STUDY METHODOLOGY**

The Matrix Consulting Group utilizes a cost allocation methodology, commonly known and accepted as the “bottom-up” approach to establishing User Fees. The term means that several cost components are calculated for each fee or service. These components then build upon each other to comprise the total cost for providing the service. The components of a full cost calculation are typically as follows:

<b>Cost Component</b>	<b>Description</b>
<b>Direct</b>	Salaries, benefits and allowable departmental expenditures.
<b>Departmental Overhead</b>	Departmental administration / management and clerical support.
<b>Citywide Overhead</b>	City costs associated with central service costs such as payroll, human resources, budgeting, city management, etc. Often established through a cost allocation methodology or plan (City is responsible for providing these costs).
<b>Cross-Departmental Support</b>	Costs associated with review or assistance in providing specific services. For example, costs established via study of the Planning Department for review of Building permits are included as overhead to building permit fees.
<b>Plan, Policy, and Systems Update and Maintenance</b>	General Plan Update, code enforcement, and technology costs, etc., as applicable

The general steps utilized by the project team to determine allocations of cost components to a particular fee or service are:

- Develop time-estimates for each service included in the study;
- Calculate the direct cost attributed to each time estimate;
- Utilize the comprehensive allocation of staff time to establish an allocation basis for the other cost components; and,
- Distribute the appropriate amount of the other cost components to each fee or service based on the staff time allocation basis, or other reasonable basis.

The result of these allocations provides detailed documentation for the

reasonable estimate of the actual cost of providing each service. The following are critical points about the use of time estimates and the validity of cost allocation models.

**1. TIME ESTIMATES ARE A MEASURE OF SERVICE LEVELS REQUIRED TO PERFORM A PARTICULAR SERVICE**

One of the key study assumptions utilized in the “bottom up” approach is the use of time estimates for the provision of each fee related service. Utilization of time estimates is a reasonable and defensible approach, especially since these estimates were developed by experienced staff members who understand service levels and processes unique to the City of Fresno.

The project team worked closely with the City’s staff in developing time estimates with the following criteria:

- Estimates are representative of average times for providing service. Extremely difficult or abnormally simple projects are excluded from the analysis
- Estimates provided by staff are reviewed and approved by the department, and often involve multiple iterations before a Study is finalized.
- Estimates are reviewed by the project team for “reasonableness” against their experience with other agencies.

The Matrix Consulting Group agrees that while the use of time estimates is not a perfect approach, it is the best alternative available for setting a standard level of service for which to base a jurisdiction’s fees for service, and it meets the requirements of California law.

The alternative to time estimating is actual time tracking, often referred to billing on a “time and materials” basis. Except for in the case of anomalous or sometimes very large and complex projects, the Matrix Consulting Group believes this approach is not cost effective or reasonable for the following reasons:

- Accuracy in time tracking is compromised by the additional administrative burden required to track, bill, and collect for services in this manner.
- Additional costs are associated with administrative staff's billing, refunding, and monitoring deposit accounts.
- Customers often prefer to know the fees for services in advance of applying for permits or participating in programs.
- Applicants may begin to request assignment of faster or less expensive personnel to their project.
- Departments can better predict revenue streams and staff needs using standardized time estimates and anticipated permit volumes.

Situations arise where the size, complexity, and additional study requirements of a given project warrant time tracking and billing on a "time and materials" basis. However, the Matrix Consulting Group discourages this practice whenever possible.

## **2. CROSS CHECKS ENSURE THE VALIDITY OF OUR ANALYTICAL MODEL**

In addition to the collection of time estimate data for each fee or service included in the User Fee Study, annual volume of activity data assumptions are also a critical component. By collecting data on the estimated volume of activity for each fee or service, a number of analyses are performed which not only provide useful information to departments regarding allocation of staff resources, but also provide valuable cross checks that ensure the validity of each cost allocation model. This includes assurance that 100% of staff resources are accounted for and allocated to a fee for service, or "other non fee" related category. Since there are no objectives to make a profit in establishing user fees, it is very important to ensure that services are not estimated at a level that exceeds budgeted resource capacity. If at least, and not significantly more than 100% of staff resources are accounted for, then no more than 100% of costs associated with providing services will be allocated to individual services in the Study.

## **4. RESULTS**

The motivation behind a Cost of Services (Fee Study) Analysis is for the City Council and City Staff to maintain services at a level that is both accepted and effective for the community, and also to maintain control over the policy and management of these services.

The discussion of each Division below is a summary of extensive and voluminous cost allocation documentation provided to City staff under separate cover from this report. Attachments to this report present a summary of each Division's results in two perspectives:

- **First, on a “Per Unit” Basis:** comparing the full cost of providing each unit of service to the current fee for each unit of service (where applicable).
- **Second, on an annualized basis:** the project team utilized volume of activity estimates to project annual subsidies and revenue impacts associated with the implementation of each fee for service at full cost recovery levels.

It should be noted that these results are not a precise measurement. Changes to the structure of fee names, along with the use of time estimates allow only for a reasonable projection of subsidies and revenue. Consequently, the Council and City staff should rely conservatively upon these estimates to gauge the impact of implementation going forward.

### **1. PLANNING DIVISION**

The Planning Division performs advanced and current planning functions, including processing entitlements such as plan amendments, rezones, site plans, conditional use permits, and environmental assessments. The Division also prepares



and maintains the General Plan and various community specific, and redevelopment plans, processes annexations, provides public counter planning services and coordinates efforts of citizen advisory and plan implementation committees.

**(1) Cost Calculation Results for Fee Related Services**

The table in Attachment A to this report focuses primarily on costs and revenues associated with providing services for which a fee can be charged. As shown in Attachment A, most fees for service on a per unit basis for the Planning Division showed an average undercharge, and the results of the analysis identified an overall annual subsidy of approximately \$1,325,000 provided to the public for application review services. At current fee levels, the Planning Division is recovering approximately 54% of the total City costs associated with providing services for which a fee can be charged.

**(2) Cost Calculation Results for Fee Supporting and Non-Fee Related Services**

The results of this analysis also identified the costs associated with several services that, according to the project team's interpretation of the State Government Code, are not recoverable in fees for service. In addition, the project team also identified costs associated with certain services performed within the department that are considered as "indirect" support to providing fee related services, but not 100% recoverable in fees for service. The table on the following page lists the types of fee supporting and non-fee related services identified, as well as their costs per the results of the Analysis.

<b>Fee Supporting / Non-Fee Related Service</b>	<b>Estimated Annual "Full" Cost of Providing Services (\$)</b>
Special Projects such as Council requests, special studies, etc.	106,000
General Public Counter and Public Information Duties	97,000
Inter-governmental Advisory Board and Committee Participation	49,000
Development Impact Fee Collection	667,000
<b>SUBTOTAL</b>	<b>919,000</b>
Interdepartmental Billing Offset for Development Impact Fee Collection	-355,000
<b>TOTAL</b>	<b>564,000</b>

Costs identified with the services listed above are not included in the Cost Calculation results shown in Attachment A of this report. These costs should be recovered via alternate revenue sources, rather than user fees.

### **(3) Impacts of the Existing Discount for Inner City Projects**

The city currently provides a discount for the following types of planning application activities within Fresno's inner-city area:

<b>Fee Type</b>
Conditional Use Permits – (Excluding ABC CUP's and uses with pool or billiard tables)
Site Plan Review
Tentative Parcel Map
Plan Amendment
Rezoning
Variance

. The discount varies by type of application, from 50% of the adopted fee or more. As part of this Fee Analysis, the project team was able to estimate the annual impact of this policy as follows:

<b>Division</b>	<b>Estimated Annual Revenue Collected from Current Fees (\$)</b>	<b>Estimated Annual "Full" Cost of Providing Fee Related Services (\$)</b>	<b>Surplus / (Subsidy) (\$)</b>	<b>Cost Recovery Percentage</b>
<b>Inner City Projects</b>	35,000	114,000	(79,000)	31%

On average, Inner City Projects receive a subsidy of approximately \$79,000 per year for application services.

## **2. BUILDING AND SAFETY SERVICES DIVISION**

The Building and Safety Services Division is responsible for permit processing, plan checking, and inspection services for public and private projects. The division provides public counter services, processes subdivision, UGM, and various entitlements associated with development, and provides planning and engineering staff support to commercial and residential projects.

### **(1) Specific Legal and Policy Issues for Building Permit Fees**

The Building and Safety Services Division's existing fee structure assesses charges based on a combination of techniques. In general:

- New Commercial and Major Alterations and Additions fees are calculated based on a table of multipliers applied to the actual floor area of each project.
- New Single Family, New Duplex, or Major Residential Alterations and Additions fees are calculated based on the adjusted floor area of the project.
- Minor Additions and Alterations fees are calculated based on the total valuation of improvements.
- Minor Mechanical, Plumbing and Electrical fees are calculated based on an itemized list of flat fees for service.

For decades, most California jurisdictions (including Fresno) have utilized the Uniform Building Codes (UBC) for performing plan check and inspection services, and

based their fees for service on the UBC valuation tables published by ICBO. Under the Valuation Table method of establishing permitting fees, average costs (value) of construction per square foot are provided by “Valuation Tables” issued by the ICBO (International Conference of Building Officials) organization. The multipliers contained within these Tables are then multiplied by a project’s building occupancy type and size to establish the construction value of a project. Once a project’s value is determined from this Table, a graduated fee scale for value ranges is utilized to determine plan review and inspection fees.

The use of these Tables has come under considerable review and discussion over the past several years. Many, including the Attorney General of the State of California, believe that the valuation tables do not provide a clear nexus between fees charged and levels of service provided. In 1993, the Attorney General issued opinion 92-506 pertaining to the following questions:

- Is a local agency prohibited from charging building permit and similar fees which exceed the estimated reasonable costs of providing the services rendered unless the amounts of the fees are approved by the electorate?
- May a local agency charge building permit and similar fees based upon the Uniform Building Code Valuation Tables, which are in excess of the estimated reasonable costs of providing the services rendered unless the amounts of the fees are approved by the electorate?
- If a local agency charges building permit and similar fees based upon the Uniform Building Code Valuation Tables without supporting evidence regarding the relationship between the fees and services rendered, are such fees valid?

The Attorney General presented the following conclusions in response to the questions raised above:

- A local agency is prohibited from charging building permit and similar fees which exceed the estimated reasonable costs of services rendered unless the amounts of fees are approved by the electorate

- A local agency may not charge building permit and similar fees based upon the Uniform Building Code Valuation Tables which are in excess of the estimated reasonable costs of providing the services rendered unless the amounts of the fees are approved by the electorate.
- If a local agency charges building permit and similar fees based on the Uniform Building Code Valuation Tables without supporting evidence regarding the relationship between the fees and the services rendered, such fees are invalid to the extent they exceed the reasonable costs of providing the services rendered.

In addition, the Attorney General noted that the valuation tables are contained in a private publication issued by a nongovernmental association (ICBO), which presents no evidence of the following critical factors pertaining to the establishment of charges for service:

- That the fees set by these tables approximate the estimated costs of the specified services in any particular local jurisdiction in California; and,
- That any cost analysis has been made by the ICBO with respect to relation between the tables and costs of providing services

Finally, the Attorney General concluded that the Government Code sections related to charges for service do not confirm the reasonableness of fees set forth by the ICBO valuation tables, and that a jurisdiction may not adopt or charge the fees set forth in the tables.

Although the Attorney General's opinion specifically discusses the use of the UBC Valuation Tables, the Matrix Consulting Group considers this opinion equally applicable to the IBC Valuation Tables recently re-issued by the ICC for the following reasons:

- The ICBO/ICC have historically issued Valuation Tables for both the UBC and IBC in order to accommodate jurisdictions in California and across the country that adopt different code systems.

- The methodology utilized by ICBO/ICC to establish the construction cost multipliers for both tables is the same, where national averages of construction cost by building occupancy type present factors that reflect the value of construction per square foot.

However, in addition to the Attorney General's opinion, the Matrix Consulting Group also notes the following significant issues with the Valuation Tables:

- Valuation Tables have no correlation to the specific cost of providing services encumbered by a jurisdiction. The true costs of providing building permitting services in any jurisdiction are actually correlated to the level of effort required by a jurisdiction's staff support and operational costs, not the cost of construction.
- Valuation Tables' components are subject to economic factors, which fluctuate at a higher frequency than typical costs encumbered by government agencies such as salaries, benefits, and overhead.
- Valuation Table-based fees generally result in an imbalance of revenue between commercial versus residential development. Based on the Matrix Consulting Group's experience in analyzing building permit operations, valuation based fees for commercial occupancies do not consider the economies of scale achieved in required effort and costs associated with plan review and inspection of large projects.

Even with the knowledge and points stated above, utilization of the Valuation Table methodology for establishing building permit fees still remains the standard fee setting mechanism for most jurisdictions in California. In recent years, however, many jurisdictions have implemented cost based charging systems that do not rely on the valuation tables.

## **(2) Cost Calculation Results for the Building and Safety Services Division**

In response to the issues with valuation tables noted above, the Department wished to consider alternatives to the Valuation Table methodology for establishing building permit fees. As such, the Matrix Consulting Group worked with City staff to undergo a thorough analysis that connects staff hours and costs by various project

types to fees for service. Attachments B through D display the resulting Building and Safety services cost calculations by major grouping of project types.

- **Attachment B:** focuses on the full cost of services related to the permitting, plan review, and inspection of new occupancies, commercial tenant improvements, residential additions, and residential remodels. These project types and sizes were analyzed on a square footage size basis. The results in this table focus on an average cost versus revenue comparison for various projects included in the analysis. Also included is the resulting fee table format related to Attachment B. These tables are the resulting fee matrix that would be implemented if Building and Safety fees for service are adopted at 100% of cost recovery. Separate tables are included for plan check and inspection.
- **Attachment C:** presents full cost of services results related to “Miscellaneous Items” that do not fit directly into the structure identified for items in Attachments B. Common projects seen in this area include minor residential and commercial improvements such as re-roofs, window replacement, retaining walls, pools, etc. These project types and sizes were analyzed on a flat (per project basis), or on a smaller square footage size basis than projects included in Attachment B.
- **Attachment D:** presents full cost of services results related to Mechanical, Plumbing and Electrical projects that are “stand-alone” or “singular” in nature, meaning they are not part of an application for a project shown in Attachments B, or C.

Some fee items shown in the Attachments show an average undercharge, while others indicate an average overcharge. However, as shown in the following table, the net result of the Analysis found an overall undercharge for services performed by the Building and Safety Services Division.

Fee Area	Estimated Annual Revenue Collected from Current Fees (\$)	Estimated Annual "Full" Cost of Providing Fee Related Services (\$)	Surplus / (Subsidy) (\$)	Cost Recovery Percentage
New Construction	\$3,045,000	\$4,173,000	\$(1,128,000)	74%
Miscellaneous Items	\$498,000	\$508,000	\$(10,000)	100%
MPE's	\$290,000	\$285,000	\$5,000	104%
<b>TOTALS:</b>	<b>\$3,833,000</b>	<b>\$4,966,000</b>	<b>\$(1,133,000)</b>	<b>79%</b>

The City currently provides an overall annual subsidy of approximately \$1,133,000 to the public for plan review and inspection services. At current fee levels, the Division is recovering approximately 79% of the total City costs associated with providing its services.



## **5. GENERAL PLAN MAINTENANCE AND UPDATE SURCHARGE**

It is common for jurisdictions in California to employ “surcharges” on top of their fees for service to fund certain types of operational support costs. Common surcharges employed in the West include: technology maintenance and replacement, fund reserve contributions, code enforcement, records maintenance, and general plan maintenance and update. Surcharges are generally assessed as a percentage of fees or some other metric such as valuation, and are meant to recover costs from entire groups who receive overall benefit from services rather than individual clients or customers.

The City of Fresno updates its General Plan on a routine bases. This Plan helps to guide the growth of the community in a consistent manner. Government Code 66014 (b) allows local agencies to, “...include the costs reasonably necessary to prepare and revise the plans and policies that a local agency is required to adopt before it can make any necessary findings and determinations”. This section of the Government Code supports inclusion of general plan maintenance and update costs in both planning and building fees for service.

The following provides a sampling of 15 California jurisdictions that have implemented General Plan Maintenance and/or Update Surcharges:

<b>Jurisdiction Name</b>	<b>General Plan Maintenance and/or Update Surcharge</b>
City of San Jose	1.25% Surcharge on all Entitlement and Building Permit fees
City of Santa Barbara	11% General Plan Update Surcharge assessed on all building permits that create new development
County of San Luis Obispo	Building permits are assessed a 9.4% general plan update surcharge

<b>Jurisdiction Name</b>	<b>General Plan Maintenance and/or Update Surcharge</b>
County of Marin	Long Range Planning Surcharge is applied to various types of planning applications. <i>(General Plan Maintenance Impact Fee is 10.5% and applied to planning applications and building permits.)</i>
City of Sunnyvale	General Plan Maintenance fee charged at .5% of total building permit valuation for all projects other than residential remodels
City of San Carlos	General Plan fee assessed on both Planning and Building fees <i>(General Plan Surcharge is a fixed amount (average: 15%) assessed on each type of the planning fees and some building fees.)</i>
City of San Diego	General plan maintenance fee charged for projects with plans and documents to be reviewed for compliance with the general plan or land development code provisions. <i>(\$88 assessed on Construction Permits)</i>
City of Oakland	General Plan Surcharge issued on building, demolition, and privately-contracted public improvement projects <i>(Assessed on all P-JOB Permits; 0.1% of Construction Valuation)</i>
Town of Los Gatos	General Plan Surcharge of .5% of Bldg. Valuation for new construction and additions or 10% of zone change and subdivision fee
City of Long Beach	3.1% of the fee for each building, zoning, historical, environmental, electrical, mechanical, and plumbing plan check and permit application.
City of Riverside	10% of Plan check, building, electrical, mechanical and plumbing fee.
City of Morgan Hill	5% surcharge for all planning and building permits.
City of Corona	A 2.2% surcharge is added to all building permit fees.
City of Fremont	15% of fees required by Master Fee Schedule. <i>(15% of building permit fees)</i>
City of Redwood City	General Plan Maintenance fee of .05% of building valuation fee is applied to all building permits.
City of Bakersfield	\$78 fee added to all new construction building permit fees.

Because a current General Plan document is needed to determine conditions of approval, entitlements, and building permit approval, these costs are legitimately recoverable in the programs and fees it supports. As part of the Fee Study Analysis, the Department provided the following costs associated with update and maintenance of the General Plan:

	<b>Amount</b>
Comprehensive Update	3,700,000
On-going Maintenance and Update	5,600,000
<b>Subtotal</b>	<b>9,300,000</b>
less DOE Grant	(1,700,000)
<b>TOTAL</b>	<b>7,600,000</b>
Amortization Cycle	10 years
<b>Total Annual Costs</b>	<b>760,000</b>

Most jurisdictions perform a comprehensive update of their General Plan on a five to ten year cycle. As shown in the table above, on a 10 year update cycle, the Planning and Development Department would need to accrue approximately \$760,000 per year in costs, allocated to a special fund, for the purpose of updating and maintaining their Plan.

To implement a surcharge for recovery of general plan maintenance and update costs, the Department and Council could agree upon a desired cost recovery target for this program, to be captured on top of Building permit fees. The following are a couple of policy options typically seen in other jurisdictions:

- **Policy Option 1:** Recover 100% of the annual costs via building permit fee surcharge.
- **Policy Option 2:** Recover less than 100% of the annual costs via building permit fee surcharge. The remaining unfunded amount would be subsidized by other City revenue sources such as the general fund for the general community benefit received from the plan, as well as for the use of the Plan by other departments such as public safety and utilities.

Specific calculation of the surcharge is affected by the actual fee-setting action determined by the local decision making authority. Assuming the building permit and plan check fees are adopted at 100% of the full cost recovery levels identified in the results of this study, the following table presents three options for surcharge amounts

based on 100%, 80%, and 50% recovery of General Plan maintenance and update costs on top of building permit fees.

<b>Policy Options</b>	<b>Surcharge %</b>	<b>Annual GP Maintenance and Update Revenue</b>	<b>Funding Gap</b>
Policy Option 1 - 100%	18%	\$760,000	\$-
Policy Option 2 - 80%	15%	\$608,000	\$152,000
Policy Option 3 - 50%	9%	\$380,000	\$380,000

In adopting a General Plan maintenance and update surcharge, each jurisdiction's policy makers must decide to what degree new development impacts the revision and maintenance efforts to their Plan. For jurisdictions with large amounts of undeveloped land available, the impact is typically considered higher than for jurisdictions that are closer to "build-out" of available land resources.

## **6. COMPARATIVE FEE SURVEY**

As part of this Cost of Services (User Fee) Study for the City of Fresno, the Matrix Consulting Group conducted a comparative survey of fees. This Fee Study Analysis will provide the City with a reasonable estimate and understanding of the true costs of providing services. Many jurisdictions also wish to consider the local “market rates” for services as a means for assessing what types of changes in fee levels their community can bear.

The following issues should be noted regarding the use of market surveys in the setting of fees for service:

- A market survey does not provide adequate or objective information of the relationship of a jurisdictions costs to its fees. Therefore, comparative surveys do not help the Mayor or Council make cost-based decisions.
- Each jurisdiction and its fees are different, and many are not based on actual cost of providing services.
- The same “fee” with the same name may include more or less steps or sub-activities. In addition, jurisdictions provide varying levels of service and have varying levels of costs associated with providing services such as staffing levels, salary levels, indirect overhead costs, etc.

Because each jurisdiction is different, the Matrix Consulting Group recommends that the information contained in the market comparison of fees be used as a secondary decision-making tool, rather than a tool for establishing an acceptable price point for services.

The Matrix Consulting Group recommends that the number of fees and jurisdictions involved in a comparative survey be limited to the vital few necessary to assess the market and make decisions. Using an excessive number of components to such a

survey can risk creating a confusing excess of data that will obscure rather than clarify policy issues. Limiting the number of components will help keep the focus on the vital fee items with the most significant impact to the community.

The results of the fee survey are shown in Attachment E to this report.

## **7. CONCLUSION**

The City of Fresno engaged the Matrix Consulting Group to determine the total cost of development review services provided to its citizens and businesses for the Planning and Development Department. To calculate the total cost of each service, the Matrix Consulting Group employed both a widely accepted and defensible methodology, as well as the experience and input of City staff to complete the necessary data collection and discussion to complete the analysis. City leaders can now use this information to make informed decisions and set its fees to meet the fiscal and policy goal objectives of the City.

# **ATTACHMENT A**

**Cost Recovery Report Table – Planning Division**



**Cost Recovery Report Table - Fee Related Services Only**

FEE NO.	Fee Name	Current Fee / Deposit (\$)	Total Cost Per Unit (\$)	Surplus / (Deficit) per Unit (\$)	Annual Recoverable Volume	Revenue at Current Fee - Annual (\$)	Total Cost - Annual (\$)	Surplus / (Deficit) - Annual (\$)
1	Address Change (Minor)	50	191	(141)	3	139	530	(391)
3	Annexation - Inhabited	3,300	10,541	(7,241)	-	-	-	-
4	Annexation - Un-Inhabited	3,300	7,533	(4,233)	1	4,571	10,434	(5,863)
5	Bond Processing	115	170	(55)	1	159	236	(76)
7	CUP Application	6,230	7,521	(1,291)	87	543,638	656,251	(112,613)
9	CUP Mid-rise/high-rise (< 1 net acre)	12,610	10,980	1,630	-	-	-	-
10	CUP Mid-rise/high-rise (1 to 5 net acres)	12,610	13,537	(927)	-	-	-	-
15	CUP Amendment to approved CUP (Minor)	2,840	3,008	(168)	21	59,005	62,500	(3,495)
17	CUP Amendment to approved CUP (Revised exhibit -major)	840	1,964	(1,124)	47	39,558	92,477	(52,918)
18	CUP Amendment to approved CUP (Revised exhibit -minor)	160	836	(676)	51	8,200	42,824	(34,624)
21	Special use CUP Asterisked use	2,630	5,833	(3,203)	3	9,107	20,197	(11,090)
29	Covenants preparation and recording	520	2,889	(2,369)	35	18,006	100,051	(82,045)
31	Covenants Revision	110	1,603	(1,493)	-	-	-	-
34	Covenants Release	640	2,583	(1,943)	1	886	3,578	(2,691)
36	Minor Deviation Application	320	744	(424)	8	2,659	6,180	(3,520)
37	Director's Classification	790	3,630	(2,840)	1	1,094	5,028	(3,934)
38	Draw-Down Account Administrative Fee	105	133	(28)	-	-	-	-
40	Environ. Assess. (Categorical Exemption)	520	1,086	(566)	76	39,614	82,754	(43,141)
41	Environ. Assess. (Finding of Conformity)	1,210	3,342	(2,132)	53	63,687	175,926	(112,239)
44	Environ. Assess. (Mit. Neg. Dec.)	1,210	8,022	(6,812)	1	1,676	11,111	(9,435)
57	EIR - Analysis (Focus)	15,760	54,398	(38,638)	3	54,573	188,368	(133,795)
58	EIR - Analysis (Program)	22,140	79,968	(57,828)	-	-	-	-
60	Planned Comm. - Formal Appl.	80,500	28,394	52,106	-	-	-	-
62	Over-height Structure Approval	190	6,217	(6,027)	-	-	-	-
63	Plan Modification	4,200	4,228	(28)	-	-	-	-
64	Plan Amendment	5,000	9,693	(4,693)	14	69,255	134,259	(65,004)
67	Planned Comm. Develop. Prelim. App.	97,000	14,197	82,803	-	-	-	-
69	Precise Plans of Des. (Under 1 net acre)	4,190	6,184	(1,994)	-	-	-	-
70	Precise Plans of Des. (1 to 5 net acres)	6,230	8,356	(2,126)	-	-	-	-
71	Precise Plans of Des. (> 5 net acres, ea. Add'l. 5 net acres)	370	2,089	(1,719)	-	-	-	-
73	Planning Commission (Continuation of scheduled item at request of applicant)	1,060	1,086	(26)	1	1,060	1,086	(26)
74	Refunds, Handling Charge (Additional City-wide handling)	71	133	(62)	-	-	-	-
75	Refunds, Handling Charge (Handling)	10	342	(332)	-	-	-	-
76	Release Hold on Occupancy (Minor)	60	376	(316)	-	-	-	-
78	Response to Inquiries - Written (All inquiries)	160	653	(493)	35	5,651	23,063	(17,412)
80	Rezoning (Modifications to zoning conditions)	2,100	8,392	(6,292)	1	2,909	11,624	(8,715)
81	Rezoning	2,100	9,495	(7,395)	13	27,633	124,939	(97,307)
86	Security Wire Permit	140	418	(278)	3	388	1,158	(770)
87	Signs/Zoning Review (Master sign program application)	370	919	(549)	3	1,025	2,546	(1,521)
88	Signs/Zoning Review (On-site signs)	150	292	(142)	119	17,868	34,838	(16,970)
89	Signs/Zoning Review (Master sign program conformance review)	35	167	(132)	192	6,714	32,060	(25,346)
90	Signs/Zoning Review (Temp / Banner)	150	167	(17)	-	-	-	-

**Cost Recovery Report Table - Fee Related Services Only**

FEE NO.	Fee Name	Current Fee / Deposit (\$)	Total Cost Per Unit (\$)	Surplus / (Deficit) per Unit (\$)	Annual Recoverable Volume	Revenue at Current Fee - Annual (\$)	Total Cost - Annual (\$)	Surplus / (Deficit) - Annual (\$)
92	SPR	4,940	6,351	(1,411)	23	112,900	145,139	(32,239)
95	SPR - Amendment	3,360	2,507	853	1	4,654	3,472	1,182
96	SPR - Amendment (Minor Revised exhibit)	160	668	(508)	16	2,549	10,648	(8,099)
97	SPR - Amendment (Major revised exhibit)	640	1,462	(822)	-	-	-	-
99	SPR - Rear yard encroachment (Major)	580	543	37	98	57,038	53,414	3,624
104	Special Agreements - Early Issuance of Model Home	640	1,609	(969)	1	886	2,228	(1,342)
109	Master Dev. Agrmt. (Under 1 net acre)	-	18,968	(18,968)	-	-	-	-
110	Master Dev. Agrmt. (1 to 5 net acres)	-	24,400	(24,400)	-	-	-	-
111	Master Dev. Agrmt. (> 5 net acres, ea. Add'l. 5 net acres)	-	3,342	(3,342)	-	-	-	-
112	Street Name Change	1,580	9,217	(7,637)	-	-	-	-
113	Lot Line Adjustment	1,900	5,026	(3,126)	24	46,055	121,818	(75,763)
114	Tentative Parcel Map - Filing (4 lots or less)	2,100	4,712	(2,612)	5	10,180	22,843	(12,663)
115	Tentative Parcel Map - Filing (5 lots or more)	2,520	6,383	(3,863)	10	24,433	61,891	(37,457)
116	Final Parcel Map - (4 lots or less)	3,160	7,892	(4,732)	3	8,754	21,863	(13,109)
117	Final Parcel Map - (5 lots or more)	4,410	10,903	(6,493)	6	27,487	67,958	(40,470)
118	Final Parcel Map - Wavier Certificate Request	1,940	677	1,263	1	2,687	938	1,749
119	Final Tract Map Filing (Map)	9,140	11,234	(2,094)	3	31,650	38,901	(7,251)
120	Final Tract Map Filing (Per 50 lots)	2,950	3,606	(656)	3	10,215	12,488	(2,273)
121	Subdivision - Additional tax certification process	52	204	(152)	1	72	282	(210)
122	Subdivision- Agreement Preparation	-	2,289	(2,289)	-	-	-	-
123	Subdivision - Certificate of Compliance (SMA 66499.35)	2,620	2,008	612	1	3,629	2,781	848
128	Subdivision - Record of Survey Processing	110	705	(595)	3	305	1,954	(1,650)
129	Tentative Tract Map (Pre-application and verification)	3,680	2,887	793	1	5,097	3,999	1,098
130	Tentative Tract Map - Filing (Base Fee)	12,030	15,421	(3,391)	6	74,982	96,116	(21,134)
131	Tentative Tract Map - Filing (Per each 50 lots)	10,500	8,159	2,341	1	14,544	11,301	3,242
132	Tentative Tract Map - Revised (Minor)	235	3,284	(3,049)	1	325	4,549	(4,223)
133	Tentative Tract Map - Revised (Major)	1,610	6,125	(4,515)	5	7,805	29,695	(21,889)
137	Tentative Tract Map + Condo Conversion (Base Fee)	2,750	21,828	(19,078)	3	7,618	60,467	(52,849)
138	Tentative Tract Map + Condo Conversion (Per 100 Units)	3,100	5,549	(2,449)	3	8,588	15,373	(6,785)
139	Variance - Security Related	320	5,665	(5,345)	-	-	-	-
140	Variance - Single-family residential Lot	740	5,666	(4,926)	3	2,050	15,695	(13,645)
141	Variance - All Other	4,200	7,370	(3,170)	3	11,635	20,417	(8,782)
142	Zoning Ordinance Text Amendment	3,160	11,381	(8,221)	-	-	-	-
143	Corrected Exhibits (after first 2)	-	501	(501)	-	-	-	-
144	Address Assignment - Parcel Map	-	235	(235)	-	-	-	-
145	Address Assignment - Tract Map	-	334	(334)	-	-	-	-
146	Appeal by Applicant (requiring PC review)	-	668	(668)	-	-	-	-
147	Voluntary Parcel Merger	-	5,026	(5,026)	-	-	-	-
148	Historic Pres Appl.	-	1,170	(1,170)	-	-	-	-
149	Bldg P/C - Offsite Impr. Commercial	140	281	(141)	282	39,461	79,124	(39,662)
150	Bldg P/C - Offsite Impr. Residential	140	348	(208)	41	5,720	14,217	(8,497)
151	Time Extension - PC Review only	-	1,588	(1,588)	1	-	1,588	(1,588)
152	Time Extension - add'l for CC Review	-	1,588	(1,588)	-	-	-	-

**Cost Recovery Report Table - Fee Related Services Only**

FEE NO.	Fee Name	Current Fee / Deposit (\$)	Total Cost Per Unit (\$)	Surplus / (Deficit) per Unit (\$)	Annual Recoverable Volume	Revenue at Current Fee - Annual (\$)	Total Cost - Annual (\$)	Surplus / (Deficit) - Annual (\$)
154	Annual Hours - SPECIAL PROJECTS *	-	106,228	(106,228)	-	-	-	-
158	Annual Hours - PUBLIC COUNTER / GEN INFO *	-	97,302	(97,302)	-	-	-	-
162	Annual Hours - ADVISORY BOARDS / COMMISSIONS *	-	48,622	(48,622)	-	-	-	-
163	Annual Hours - DIF COLL	354,788	667,384	(312,596)	-	-	-	-
166	Exec Asst to Dir Full Cost Hourly	-	122	(122)	1	-	122	(122)
167	Planning Mgr / Supv Plnr / Plnr III/II Full Cost Hourly	-	153	(153)	1	-	153	(153)
170	Cheif Eng Tech Full Cost Hourly	-	187	(187)	1	-	187	(187)
171	Supv Eng Tech Full Cost Hourly	-	165	(165)	1	-	165	(165)
173	Sr Eng Tech Full Cost Hourly	-	124	(124)	1	-	124	(124)
179	IC - CUP Application	3,115	7,505	(4,390)	6	19,416	46,780	(27,364)
184	IC - CUP Amendment to approved CUP	1,420	3,002	(1,582)	1	983	2,079	(1,095)
186	IC - CUP Amendment to approved CUP (Revised exhibit -major)	420	1,960	(1,540)	6	2,618	12,215	(9,597)
187	IC - CUP Amendment to approved CUP (Revised exhibit -minor)	80	834	(754)	4	332	3,465	(3,133)
188	IC - SPR	1,680	6,338	(4,658)	3	5,817	21,946	(16,129)
189	IC - SPR - Amendment (Minor Revised exhibit)	80	667	(587)	10	831	6,930	(6,099)
190	IC - Tentative Parcel Map - Filing (4 lots or less)	2,520	4,703	(2,183)	1	2,520	4,703	(2,183)
191	IC - Variance - Single-family residential Lot	740	5,654	(4,914)	3	2,050	15,663	(13,613)
<b>TOTAL - ALL ACTIVITIES</b>						<b>1,534,963</b>	<b>2,859,708</b>	<b>(1,324,745)</b>

<b>AVERAGE COST RECOVERY PERCENTAGE FOR FEE RELATED SERVICES</b>	<b>54%</b>
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<b>FOOTNOTES:</b>	
Annual Hours - SPECIAL PROJECTS *	Costs associated with Special Projects, Council Research Requests, etc. that are not recoverable under fee-related revenue sources
Annual Hours - PUBLIC COUNTER / GEN INFO *	Costs associated with Planning staff support to general information inquiries via the public counter and/or telephone. 30% of these costs are incorporated into the
Annual Hours - ADVISORY BOARDS / COMMISSIONS *	Costs associated with Planning staff support to various advisory boards and commissions. 70% of these costs are included in Planning fee calculations, 30% are not

## **ATTACHMENT B**

- 1. Cost Recovery Report Table – Building and Safety Division for New Construction, Commercial Tenant Improvements, Residential Additions and Remodels**
- 2. Fee Tables - Building and Safety Division for New Construction, Commercial Tenant Improvements, Residential Additions and Remodels**

**City of Fresno  
USER FEE STUDY**

**Building and Safety Services Division**

**RESULTS ANALYSIS - NEW CONSTRUCTION**

Fee Service Information				Plan Check Full Cost Results (Unit)				Inspection Full Cost Results (Unit)			
Fee #	ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
1	A-1	Assembly, Theatres, with stage	1,000	\$ -	\$ 3,814	\$ (3,814)	0%	\$ -	\$ 1,953	\$ (1,953)	0%
			4,000	\$ -	\$ 5,834	\$ (5,834)	0%	\$ -	\$ 2,135	\$ (2,135)	0%
			10,000	\$ -	\$ 7,928	\$ (7,928)	0%	\$ -	\$ 3,724	\$ (3,724)	0%
			20,000	\$ -	\$ 9,723	\$ (9,723)	0%	\$ -	\$ 4,814	\$ (4,814)	0%
			50,000	\$ -	\$ 13,912	\$ (13,912)	0%	\$ -	\$ 8,416	\$ (8,416)	0%
2	A-1	Assembly, Theatres, without stage	1,000	\$ -	\$ 3,464	\$ (3,464)	0%	\$ -	\$ 1,948	\$ (1,948)	0%
			4,000	\$ -	\$ 5,298	\$ (5,298)	0%	\$ -	\$ 2,129	\$ (2,129)	0%
			10,000	\$ -	\$ 7,200	\$ (7,200)	0%	\$ -	\$ 3,715	\$ (3,715)	0%
			20,000	\$ -	\$ 8,831	\$ (8,831)	0%	\$ -	\$ 4,802	\$ (4,802)	0%
			50,000	\$ -	\$ 12,634	\$ (12,634)	0%	\$ -	\$ 8,395	\$ (8,395)	0%
3	A-2	Assembly, Nightclubs, Bars, Restaurants, Banquet Halls	500	\$ -	\$ 2,051	\$ (2,051)	0%	\$ -	\$ 1,289	\$ (1,289)	0%
			2,000	\$ -	\$ 3,137	\$ (3,137)	0%	\$ -	\$ 1,409	\$ (1,409)	0%
			5,000	\$ 2,611	\$ 4,263	\$ (1,652)	61%	\$ 3,380	\$ 2,459	\$ 921	137%
			10,000	\$ -	\$ 5,228	\$ (5,228)	0%	\$ -	\$ 3,178	\$ (3,178)	0%
			25,000	\$ -	\$ 7,480	\$ (7,480)	0%	\$ -	\$ 5,557	\$ (5,557)	0%
4	A-3	Assembly, Churches and Religious Buildings	1,000	\$ -	\$ 3,302	\$ (3,302)	0%	\$ -	\$ 1,976	\$ (1,976)	0%
			4,000	\$ -	\$ 5,050	\$ (5,050)	0%	\$ -	\$ 2,159	\$ (2,159)	0%
			10,000	\$ 3,971	\$ 6,862	\$ (2,891)	58%	\$ 4,550	\$ 3,768	\$ 782	121%
			20,000	\$ -	\$ 8,416	\$ (8,416)	0%	\$ -	\$ 4,870	\$ (4,870)	0%
			50,000	\$ -	\$ 12,042	\$ (12,042)	0%	\$ -	\$ 8,515	\$ (8,515)	0%
5	A-3	Assembly, General, Community Halls, Libraries, Museums	1,000	\$ -	\$ 3,139	\$ (3,139)	0%	\$ -	\$ 1,642	\$ (1,642)	0%
			4,000	\$ -	\$ 4,801	\$ (4,801)	0%	\$ -	\$ 1,794	\$ (1,794)	0%
			10,000	\$ -	\$ 6,524	\$ (6,524)	0%	\$ -	\$ 3,131	\$ (3,131)	0%
			20,000	\$ -	\$ 8,002	\$ (8,002)	0%	\$ -	\$ 4,047	\$ (4,047)	0%
			50,000	\$ -	\$ 11,449	\$ (11,449)	0%	\$ -	\$ 7,075	\$ (7,075)	0%
6	A-4 / A-5	Assembly, Arenas	2,000	\$ -	\$ 3,689	\$ (3,689)	0%	\$ -	\$ 2,329	\$ (2,329)	0%
			8,000	\$ -	\$ 5,643	\$ (5,643)	0%	\$ -	\$ 2,545	\$ (2,545)	0%
			20,000	\$ -	\$ 7,668	\$ (7,668)	0%	\$ -	\$ 4,441	\$ (4,441)	0%
			40,000	\$ -	\$ 9,404	\$ (9,404)	0%	\$ -	\$ 5,740	\$ (5,740)	0%
			100,000	\$ -	\$ 13,455	\$ (13,455)	0%	\$ -	\$ 10,036	\$ (10,036)	0%
7	E	Educational Building	2,000	\$ -	\$ 3,164	\$ (3,164)	0%	\$ -	\$ 2,031	\$ (2,031)	0%
			8,000	\$ -	\$ 4,839	\$ (4,839)	0%	\$ -	\$ 2,220	\$ (2,220)	0%
			20,000	\$ 2,892	\$ 6,576	\$ (3,684)	44%	\$ 3,232	\$ 3,874	\$ (642)	83%
			40,000	\$ -	\$ 8,065	\$ (8,065)	0%	\$ -	\$ 5,008	\$ (5,008)	0%
			100,000	\$ -	\$ 11,540	\$ (11,540)	0%	\$ -	\$ 8,755	\$ (8,755)	0%
8	F-1 / F-2	Factory and Industrial (Low and Moderate Hazard)	1,000	\$ -	\$ 2,064	\$ (2,064)	0%	\$ -	\$ 1,530	\$ (1,530)	0%
			4,000	\$ -	\$ 3,156	\$ (3,156)	0%	\$ -	\$ 1,673	\$ (1,673)	0%
			10,000	\$ -	\$ 4,289	\$ (4,289)	0%	\$ -	\$ 2,918	\$ (2,918)	0%
			20,000	\$ 3,828	\$ 5,260	\$ (1,432)	73%	\$ 3,776	\$ 3,772	\$ 4	100%
			50,000	\$ 8,595	\$ 7,526	\$ 1,069	114%	\$ 8,900	\$ 6,595	\$ 2,305	135%
9	H	All H Occupancies	500	\$ -	\$ 2,155	\$ (2,155)	0%	\$ -	\$ 1,508	\$ (1,508)	0%
			2,000	\$ -	\$ 3,296	\$ (3,296)	0%	\$ -	\$ 1,648	\$ (1,648)	0%
			5,000	\$ -	\$ 4,479	\$ (4,479)	0%	\$ -	\$ 2,875	\$ (2,875)	0%
			10,000	\$ -	\$ 5,493	\$ (5,493)	0%	\$ -	\$ 3,716	\$ (3,716)	0%
			25,000	\$ -	\$ 7,860	\$ (7,860)	0%	\$ -	\$ 6,497	\$ (6,497)	0%
10	I-1	Institutional, Supervised Environment	1,000	\$ -	\$ 3,227	\$ (3,227)	0%	\$ -	\$ 1,168	\$ (1,168)	0%
			4,000	\$ -	\$ 4,935	\$ (4,935)	0%	\$ -	\$ 1,277	\$ (1,277)	0%
			10,000	\$ -	\$ 6,706	\$ (6,706)	0%	\$ -	\$ 2,228	\$ (2,228)	0%
			20,000	\$ -	\$ 8,225	\$ (8,225)	0%	\$ -	\$ 2,880	\$ (2,880)	0%
			50,000	\$ -	\$ 11,768	\$ (11,768)	0%	\$ -	\$ 5,036	\$ (5,036)	0%
11	I-2	Institutional, Hospitals, Nursing Homes	1,000	\$ -	\$ 3,256	\$ (3,256)	0%	\$ -	\$ 686	\$ (686)	0%
			4,000	\$ -	\$ 4,979	\$ (4,979)	0%	\$ -	\$ 750	\$ (750)	0%
			10,000	\$ -	\$ 6,767	\$ (6,767)	0%	\$ -	\$ 1,309	\$ (1,309)	0%
			20,000	\$ -	\$ 8,299	\$ (8,299)	0%	\$ -	\$ 1,692	\$ (1,692)	0%
			50,000	\$ -	\$ 11,874	\$ (11,874)	0%	\$ -	\$ 2,958	\$ (2,958)	0%
12	I-3	Institutional, Restrained	5,000	\$ -	\$ 4,602	\$ (4,602)	0%	\$ -	\$ 937	\$ (937)	0%
			20,000	\$ -	\$ 7,039	\$ (7,039)	0%	\$ -	\$ 1,024	\$ (1,024)	0%
			50,000	\$ -	\$ 9,566	\$ (9,566)	0%	\$ -	\$ 1,787	\$ (1,787)	0%
			100,000	\$ -	\$ 11,732	\$ (11,732)	0%	\$ -	\$ 2,310	\$ (2,310)	0%
			250,000	\$ -	\$ 16,785	\$ (16,785)	0%	\$ -	\$ 4,038	\$ (4,038)	0%
13	B	Offices, etc. - Complete	500	\$ -	\$ 1,326	\$ (1,326)	0%	\$ -	\$ 1,141	\$ (1,141)	0%
14	"	"	2,000	\$ -	\$ 2,028	\$ (2,028)	0%	\$ -	\$ 1,247	\$ (1,247)	0%
15	"	"	5,000	\$ -	\$ 2,755	\$ (2,755)	0%	\$ -	\$ 2,176	\$ (2,176)	0%
16	"	"	10,000	\$ 1,627	\$ 3,379	\$ (1,752)	48%	\$ 1,855	\$ 2,813	\$ (958)	66%
17	"	"	25,000	\$ -	\$ 4,835	\$ (4,835)	0%	\$ -	\$ 4,918	\$ (4,918)	0%

**City of Fresno  
USER FEE STUDY**

**Building and Safety Services Division**

**RESULTS ANALYSIS - NEW CONSTRUCTION**

Fee Service Information				Plan Check Full Cost Results (Unit)				Inspection Full Cost Results (Unit)			
Fee #	ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
18	B	Offices (High Rise)	5,000	\$ -	\$ 4,502	\$ (4,502)	0%	\$ -	\$ 7,417	\$ (7,417)	0%
			20,000	\$ -	\$ 6,886	\$ (6,886)	0%	\$ -	\$ 8,107	\$ (8,107)	0%
			50,000	\$ -	\$ 9,358	\$ (9,358)	0%	\$ -	\$ 14,145	\$ (14,145)	0%
			100,000	\$ -	\$ 11,477	\$ (11,477)	0%	\$ -	\$ 18,285	\$ (18,285)	0%
			250,000	\$ -	\$ 16,420	\$ (16,420)	0%	\$ -	\$ 31,967	\$ (31,967)	0%
19	B	Medical Offices	500	\$ -	\$ 1,501	\$ (1,501)	0%	\$ -	\$ 1,322	\$ (1,322)	0%
			2,000	\$ -	\$ 2,295	\$ (2,295)	0%	\$ -	\$ 1,445	\$ (1,445)	0%
			5,000	\$ -	\$ 3,119	\$ (3,119)	0%	\$ -	\$ 2,521	\$ (2,521)	0%
			10,000	\$ -	\$ 3,826	\$ (3,826)	0%	\$ -	\$ 3,259	\$ (3,259)	0%
			25,000	\$ -	\$ 5,473	\$ (5,473)	0%	\$ -	\$ 5,698	\$ (5,698)	0%
20	I-4	Institutional, Day Care Facilities	2,000	\$ -	\$ 2,314	\$ (2,314)	0%	\$ -	\$ 2,387	\$ (2,387)	0%
			8,000	\$ -	\$ 3,539	\$ (3,539)	0%	\$ -	\$ 2,609	\$ (2,609)	0%
			20,000	\$ -	\$ 4,809	\$ (4,809)	0%	\$ -	\$ 4,552	\$ (4,552)	0%
			40,000	\$ -	\$ 5,898	\$ (5,898)	0%	\$ -	\$ 5,884	\$ (5,884)	0%
			100,000	\$ -	\$ 8,438	\$ (8,438)	0%	\$ -	\$ 10,288	\$ (10,288)	0%
21	M	Mercantile	500	\$ -	\$ 1,401	\$ (1,401)	0%	\$ -	\$ 1,104	\$ (1,104)	0%
			2,000	\$ -	\$ 2,142	\$ (2,142)	0%	\$ -	\$ 1,207	\$ (1,207)	0%
			5,000	\$ -	\$ 2,911	\$ (2,911)	0%	\$ -	\$ 2,105	\$ (2,105)	0%
			10,000	\$ 1,439	\$ 3,570	\$ (2,131)	40%	\$ 1,933	\$ 2,721	\$ (788)	71%
			25,000	\$ -	\$ 5,109	\$ (5,109)	0%	\$ -	\$ 4,758	\$ (4,758)	0%
22	R-1	Residential, Hotel, Motel (Low/Mod Rise)	2,000	\$ 652	\$ 2,801	\$ (2,149)	23%	\$ 1,428	\$ 4,593	\$ (3,165)	31%
			8,000	\$ 1,038	\$ 4,285	\$ (3,246)	24%	\$ 3,063	\$ 5,020	\$ (1,957)	61%
			20,000	\$ 1,894	\$ 5,823	\$ (3,928)	33%	\$ 6,000	\$ 8,758	\$ (2,758)	69%
			40,000	\$ 5,874	\$ 7,141	\$ (1,267)	82%	\$ 12,034	\$ 11,322	\$ 712	106%
			100,000	\$ -	\$ 10,217	\$ (10,217)	0%	\$ -	\$ 19,793	\$ (19,793)	0%
23	R-1	Residential, Hotel, Motel (High Rise)	5,000	\$ -	\$ 4,777	\$ (4,777)	0%	\$ -	\$ 9,175	\$ (9,175)	0%
			20,000	\$ -	\$ 7,307	\$ (7,307)	0%	\$ -	\$ 10,029	\$ (10,029)	0%
			50,000	\$ -	\$ 9,930	\$ (9,930)	0%	\$ -	\$ 17,497	\$ (17,497)	0%
			100,000	\$ -	\$ 12,178	\$ (12,178)	0%	\$ -	\$ 22,618	\$ (22,618)	0%
			250,000	\$ 20,624	\$ 17,424	\$ 3,201	118%	\$ 31,333	\$ 39,544	\$ (8,211)	79%
24	R-2	Residential, Multifamily (Low/Mod Rise Custom or Model Building)	500	\$ -	\$ 1,913	\$ (1,913)	0%	\$ -	\$ 3,338	\$ (3,338)	0%
			2,000	\$ -	\$ 2,927	\$ (2,927)	0%	\$ -	\$ 3,648	\$ (3,648)	0%
			5,000	\$ -	\$ 3,977	\$ (3,977)	0%	\$ -	\$ 6,365	\$ (6,365)	0%
			10,000	\$ -	\$ 4,878	\$ (4,878)	0%	\$ -	\$ 8,228	\$ (8,228)	0%
			25,000	\$ -	\$ 6,979	\$ (6,979)	0%	\$ -	\$ 14,386	\$ (14,386)	0%
25	R-2	Residential, Multifamily (Low/Mod Rise Production/Repeat Building)	500	\$ -	\$ 1,788	\$ (1,788)	0%	\$ -	\$ 2,551	\$ (2,551)	0%
			2,000	\$ -	\$ 2,735	\$ (2,735)	0%	\$ -	\$ 2,789	\$ (2,789)	0%
			5,000	\$ -	\$ 3,717	\$ (3,717)	0%	\$ -	\$ 4,865	\$ (4,865)	0%
			10,000	\$ -	\$ 4,559	\$ (4,559)	0%	\$ -	\$ 6,289	\$ (6,289)	0%
			25,000	\$ -	\$ 6,522	\$ (6,522)	0%	\$ -	\$ 10,996	\$ (10,996)	0%
26	R-2	Residential, Multifamily (Custom High Rise Building)	5,000	\$ -	\$ 4,177	\$ (4,177)	0%	\$ -	\$ 8,916	\$ (8,916)	0%
			20,000	\$ -	\$ 6,389	\$ (6,389)	0%	\$ -	\$ 9,745	\$ (9,745)	0%
			50,000	\$ -	\$ 8,682	\$ (8,682)	0%	\$ -	\$ 17,003	\$ (17,003)	0%
			100,000	\$ -	\$ 10,648	\$ (10,648)	0%	\$ -	\$ 21,979	\$ (21,979)	0%
			250,000	\$ -	\$ 15,234	\$ (15,234)	0%	\$ -	\$ 38,426	\$ (38,426)	0%
27	R-4	Residential, Care/Assisted Living Facilities	500	\$ -	\$ 2,226	\$ (2,226)	0%	\$ -	\$ 2,032	\$ (2,032)	0%
			2,000	\$ -	\$ 3,405	\$ (3,405)	0%	\$ -	\$ 2,221	\$ (2,221)	0%
			5,000	\$ -	\$ 4,627	\$ (4,627)	0%	\$ -	\$ 3,875	\$ (3,875)	0%
			10,000	\$ -	\$ 5,674	\$ (5,674)	0%	\$ -	\$ 5,009	\$ (5,009)	0%
			25,000	\$ -	\$ 8,119	\$ (8,119)	0%	\$ -	\$ 8,757	\$ (8,757)	0%
28	S-1	Repair Garage & Service St (Including Canopy)	500	\$ -	\$ 1,326	\$ (1,326)	0%	\$ -	\$ 1,136	\$ (1,136)	0%
			2,000	\$ 623	\$ 2,028	\$ (1,404)	31%	\$ 343	\$ 1,242	\$ (899)	28%
			5,000	\$ -	\$ 2,755	\$ (2,755)	0%	\$ -	\$ 2,167	\$ (2,167)	0%
			10,000	\$ -	\$ 3,379	\$ (3,379)	0%	\$ -	\$ 2,801	\$ (2,801)	0%
			25,000	\$ -	\$ 4,835	\$ (4,835)	0%	\$ -	\$ 4,897	\$ (4,897)	0%
29	S-1	Storage, Moderate Hazard	1,000	\$ -	\$ 1,138	\$ (1,138)	0%	\$ -	\$ 1,094	\$ (1,094)	0%
			4,000	\$ -	\$ 1,741	\$ (1,741)	0%	\$ -	\$ 1,196	\$ (1,196)	0%
			10,000	\$ -	\$ 2,365	\$ (2,365)	0%	\$ -	\$ 2,087	\$ (2,087)	0%
			20,000	\$ -	\$ 2,901	\$ (2,901)	0%	\$ -	\$ 2,698	\$ (2,698)	0%
			50,000	\$ -	\$ 4,151	\$ (4,151)	0%	\$ -	\$ 4,717	\$ (4,717)	0%
30	S-2	Storage, Low Hazard	1,000	\$ -	\$ 763	\$ (763)	0%	\$ -	\$ 1,011	\$ (1,011)	0%
			4,000	\$ -	\$ 1,167	\$ (1,167)	0%	\$ -	\$ 1,105	\$ (1,105)	0%
			10,000	\$ 1,087	\$ 1,586	\$ (498)	69%	\$ 1,364	\$ 1,928	\$ (564)	71%
			20,000	\$ -	\$ 1,945	\$ (1,945)	0%	\$ -	\$ 2,492	\$ (2,492)	0%
			50,000	\$ -	\$ 2,782	\$ (2,782)	0%	\$ -	\$ 4,357	\$ (4,357)	0%

**City of Fresno  
USER FEE STUDY**

**Building and Safety Services Division**

**RESULTS ANALYSIS - NEW CONSTRUCTION**

Fee Service Information				Plan Check Full Cost Results (Unit)				Inspection Full Cost Results (Unit)			
Fee #	ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
31	S-2	Parking Garage	2,000	\$ -	\$ 4,315	\$ (4,315)	0%	\$ -	\$ 2,611	\$ (2,611)	0%
			8,000	\$ -	\$ 6,599	\$ (6,599)	0%	\$ -	\$ 2,854	\$ (2,854)	0%
			20,000	\$ -	\$ 8,968	\$ (8,968)	0%	\$ -	\$ 4,980	\$ (4,980)	0%
			40,000	\$ -	\$ 10,998	\$ (10,998)	0%	\$ -	\$ 6,438	\$ (6,438)	0%
			100,000	\$ -	\$ 15,736	\$ (15,736)	0%	\$ -	\$ 11,255	\$ (11,255)	0%
32	U-1	Garage, Carport	333	\$ -	\$ 505	\$ (505)	0%	\$ -	\$ 273	\$ (273)	0%
			667	\$ -	\$ 569	\$ (569)	0%	\$ -	\$ 293	\$ (293)	0%
			1,000	\$ -	\$ 763	\$ (763)	0%	\$ -	\$ 345	\$ (345)	0%
			1,667	\$ 207	\$ 1,021	\$ (814)	20%	\$ 220	\$ 414	\$ (194)	53%
			2,500	\$ -	\$ 1,311	\$ (1,311)	0%	\$ -	\$ 561	\$ (561)	0%
33	SHELL	Shell Buildings, All Occupancy Types	1,000	\$ -	\$ 1,313	\$ (1,313)	0%	\$ -	\$ 1,000	\$ (1,000)	0%
			4,000	\$ -	\$ 2,008	\$ (2,008)	0%	\$ -	\$ 1,093	\$ (1,093)	0%
			10,000	\$ -	\$ 2,729	\$ (2,729)	0%	\$ -	\$ 1,907	\$ (1,907)	0%
			20,000	\$ -	\$ 3,347	\$ (3,347)	0%	\$ -	\$ 2,465	\$ (2,465)	0%
			50,000	\$ -	\$ 4,789	\$ (4,789)	0%	\$ -	\$ 4,309	\$ (4,309)	0%
34	TI - A	Tenant Improvement - Restaurants	300	\$ -	\$ 292	\$ (292)	0%	\$ -	\$ 1,136	\$ (1,136)	0%
			1,200	\$ -	\$ 446	\$ (446)	0%	\$ -	\$ 1,242	\$ (1,242)	0%
			3,000	\$ -	\$ 606	\$ (606)	0%	\$ -	\$ 2,167	\$ (2,167)	0%
			6,000	\$ -	\$ 743	\$ (743)	0%	\$ -	\$ 2,801	\$ (2,801)	0%
			15,000	\$ -	\$ 1,064	\$ (1,064)	0%	\$ -	\$ 4,897	\$ (4,897)	0%
35	TI - A	Tenant Improvement - All Other A Occupancies	500	\$ -	\$ 296	\$ (296)	0%	\$ -	\$ 932	\$ (932)	0%
			2,000	\$ -	\$ 453	\$ (453)	0%	\$ -	\$ 1,019	\$ (1,019)	0%
			5,000	\$ -	\$ 616	\$ (616)	0%	\$ -	\$ 1,778	\$ (1,778)	0%
			10,000	\$ -	\$ 755	\$ (755)	0%	\$ -	\$ 2,299	\$ (2,299)	0%
			25,000	\$ -	\$ 1,080	\$ (1,080)	0%	\$ -	\$ 4,019	\$ (4,019)	0%
36	TI - B	Tenant Improvement - Offices/Business	500	\$ -	\$ 233	\$ (233)	0%	\$ -	\$ 932	\$ (932)	0%
			2,000	\$ 932	\$ 357	\$ 576	262%	\$ 848	\$ 1,019	\$ (171)	83%
			5,000	\$ -	\$ 485	\$ (485)	0%	\$ -	\$ 1,778	\$ (1,778)	0%
			10,000	\$ -	\$ 594	\$ (594)	0%	\$ -	\$ 2,299	\$ (2,299)	0%
			25,000	\$ -	\$ 850	\$ (850)	0%	\$ -	\$ 4,019	\$ (4,019)	0%
37	TI - B	Tenant Improvement - Medical Offices	500	\$ -	\$ 275	\$ (275)	0%	\$ -	\$ 1,044	\$ (1,044)	0%
			2,000	\$ -	\$ 421	\$ (421)	0%	\$ -	\$ 1,141	\$ (1,141)	0%
			5,000	\$ -	\$ 572	\$ (572)	0%	\$ -	\$ 1,990	\$ (1,990)	0%
			10,000	\$ -	\$ 701	\$ (701)	0%	\$ -	\$ 2,573	\$ (2,573)	0%
			25,000	\$ -	\$ 1,003	\$ (1,003)	0%	\$ -	\$ 4,499	\$ (4,499)	0%
38	TI - M	Tenant Improvement - Mercantile	500	\$ -	\$ 233	\$ (233)	0%	\$ -	\$ 1,030	\$ (1,030)	0%
			2,000	\$ -	\$ 357	\$ (357)	0%	\$ -	\$ 1,126	\$ (1,126)	0%
			5,000	\$ -	\$ 485	\$ (485)	0%	\$ -	\$ 1,964	\$ (1,964)	0%
			10,000	\$ -	\$ 594	\$ (594)	0%	\$ -	\$ 2,539	\$ (2,539)	0%
			25,000	\$ -	\$ 850	\$ (850)	0%	\$ -	\$ 4,439	\$ (4,439)	0%
39	TI	Tenant Improvement - All Other Occupancy Types	500	\$ -	\$ 233	\$ (233)	0%	\$ -	\$ 1,012	\$ (1,012)	0%
			2,000	\$ 1,111	\$ 357	\$ 755	312%	\$ 1,056	\$ 1,106	\$ (50)	96%
			5,000	\$ -	\$ 485	\$ (485)	0%	\$ -	\$ 1,929	\$ (1,929)	0%
			10,000	\$ -	\$ 594	\$ (594)	0%	\$ -	\$ 2,493	\$ (2,493)	0%
			25,000	\$ -	\$ 850	\$ (850)	0%	\$ -	\$ 4,359	\$ (4,359)	0%
47	R-3	Residential, One or Two-Family (Custom)	1,000	\$ -	\$ 407	\$ (407)	0%	\$ -	\$ 1,390	\$ (1,390)	0%
48	-	"	2,000	\$ 393	\$ 459	\$ (66)	86%	\$ 674	\$ 1,490	\$ (816)	45%
49	-	"	3,000	\$ 442	\$ 615	\$ (173)	72%	\$ 799	\$ 1,756	\$ (957)	46%
	-	"	5,000	\$ -	\$ 823	\$ (823)	0%	\$ -	\$ 2,105	\$ (2,105)	0%
	-	"	7,500	\$ -	\$ 1,057	\$ (1,057)	0%	\$ -	\$ 2,856	\$ (2,856)	0%
52	R-3	Residential - One or Two-Family (Master Plan / Standard Plan Review)	1,000	\$ -	\$ 402	\$ (402)	0%	\$ -	\$ -	\$ -	0%
			2,000	\$ -	\$ 453	\$ (453)	0%	\$ -	\$ -	\$ -	0%
			3,000	\$ 806	\$ 607	\$ 199	133%	\$ -	\$ -	\$ -	0%
			5,000	\$ -	\$ 812	\$ (812)	0%	\$ -	\$ -	\$ -	0%
			7,500	\$ -	\$ 1,043	\$ (1,043)	0%	\$ -	\$ -	\$ -	0%
53	R-3	Residential - One or Two-Family (Production/Repeat/Standard Plan Infill)	1,000	\$ -	\$ 29	\$ (29)	0%	\$ -	\$ 938	\$ (938)	0%
			2,000	\$ 53	\$ 32	\$ 21	164%	\$ 559	\$ 1,006	\$ (447)	56%
			3,000	\$ -	\$ 43	\$ (43)	0%	\$ 647	\$ 1,185	\$ (538)	55%
			5,000	\$ -	\$ 58	\$ (58)	0%	\$ -	\$ 1,420	\$ (1,420)	0%
			7,500	\$ -	\$ 75	\$ (75)	0%	\$ -	\$ 1,927	\$ (1,927)	0%
54	R - Addition	Residential - Room Addition	167	\$ -	\$ 144	\$ (144)	0%	\$ -	\$ 627	\$ (627)	0%
			333	\$ -	\$ 163	\$ (163)	0%	\$ -	\$ 672	\$ (672)	0%
			500	\$ -	\$ 218	\$ (218)	0%	\$ -	\$ 792	\$ (792)	0%
			833	\$ -	\$ 292	\$ (292)	0%	\$ -	\$ 949	\$ (949)	0%
			1,250	\$ 243	\$ 375	\$ (131)	65%	\$ 217	\$ 1,288	\$ (1,071)	17%

*City of Fresno*  
**USER FEE STUDY**

**Building and Safety Services Division**

**RESULTS ANALYSIS - NEW CONSTRUCTION**

Fee Service Information				Plan Check Full Cost Results (Unit)				Inspection Full Cost Results (Unit)			
Fee #	ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
55	CALT - A	Comm. Alteration - Restaurants	300	\$ -	\$ 1,167	\$ (1,167)	0%	\$ -	\$ 306	\$ (306)	0%
			1,200	\$ -	\$ 1,785	\$ (1,785)	0%	\$ -	\$ 335	\$ (335)	0%
			3,000	\$ -	\$ 2,426	\$ (2,426)	0%	\$ -	\$ 584	\$ (584)	0%
			6,000	\$ -	\$ 2,975	\$ (2,975)	0%	\$ -	\$ 755	\$ (755)	0%
			15,000	\$ -	\$ 4,256	\$ (4,256)	0%	\$ -	\$ 1,320	\$ (1,320)	0%
56	CALT - A	Comm. Alteration - All Other A Occupancies	500	\$ 833	\$ 1,018	\$ (185)	82%	\$ 1,077	\$ 306	\$ 771	352%
			2,000	\$ -	\$ 1,556	\$ (1,556)	0%	\$ -	\$ 335	\$ (335)	0%
			5,000	\$ -	\$ 2,115	\$ (2,115)	0%	\$ -	\$ 584	\$ (584)	0%
			10,000	\$ -	\$ 2,594	\$ (2,594)	0%	\$ -	\$ 755	\$ (755)	0%
			25,000	\$ -	\$ 3,711	\$ (3,711)	0%	\$ -	\$ 1,320	\$ (1,320)	0%
57	CALT - B	Comm. Alteration - Offices/Business	500	\$ -	\$ 908	\$ (908)	0%	\$ -	\$ 195	\$ (195)	0%
			2,000	\$ 936	\$ 1,389	\$ (453)	67%	\$ 722	\$ 213	\$ 509	339%
			5,000	\$ -	\$ 1,888	\$ (1,888)	0%	\$ -	\$ 372	\$ (372)	0%
			10,000	\$ -	\$ 2,316	\$ (2,316)	0%	\$ -	\$ 480	\$ (480)	0%
			25,000	\$ -	\$ 3,313	\$ (3,313)	0%	\$ -	\$ 840	\$ (840)	0%
58	CALT - B	Comm. Alteration - Medical Offices	500	\$ -	\$ 1,159	\$ (1,159)	0%	\$ -	\$ 306	\$ (306)	0%
			2,000	\$ -	\$ 1,773	\$ (1,773)	0%	\$ -	\$ 335	\$ (335)	0%
			5,000	\$ -	\$ 2,409	\$ (2,409)	0%	\$ -	\$ 584	\$ (584)	0%
			10,000	\$ -	\$ 2,955	\$ (2,955)	0%	\$ -	\$ 755	\$ (755)	0%
			25,000	\$ -	\$ 4,227	\$ (4,227)	0%	\$ -	\$ 1,320	\$ (1,320)	0%
59	CALT - M	Comm. Alteration - Mercantile	500	\$ -	\$ 909	\$ (909)	0%	\$ -	\$ 306	\$ (306)	0%
			2,000	\$ -	\$ 1,390	\$ (1,390)	0%	\$ -	\$ 335	\$ (335)	0%
			5,000	\$ 842	\$ 1,889	\$ (1,047)	45%	\$ 621	\$ 584	\$ 37	106%
			10,000	\$ -	\$ 2,317	\$ (2,317)	0%	\$ -	\$ 755	\$ (755)	0%
			25,000	\$ -	\$ 3,315	\$ (3,315)	0%	\$ -	\$ 1,320	\$ (1,320)	0%
60	CALT	Comm. Alteration - All Other Occupancy Types	500	\$ -	\$ 972	\$ (972)	0%	\$ -	\$ 306	\$ (306)	0%
			2,000	\$ -	\$ 1,486	\$ (1,486)	0%	\$ -	\$ 335	\$ (335)	0%
			5,000	\$ -	\$ 2,019	\$ (2,019)	0%	\$ -	\$ 584	\$ (584)	0%
			10,000	\$ -	\$ 2,476	\$ (2,476)	0%	\$ -	\$ 755	\$ (755)	0%
			25,000	\$ 2,120	\$ 3,543	\$ (1,423)	60%	\$ 3,072	\$ 1,320	\$ 1,752	233%



*City of Fresno*  
**USER FEE STUDY**

**Building and Safety Services Division**

**RESULTS ANALYSIS - NEW CONSTRUCTION**

Fee Service Information				Total Full Cost Results (Unit)				Potential Revenue Results (Fee Services Only)			
Fee #	ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate
1	A-1	Assembly, Theatres, with stage	1,000	\$ -	\$ 5,767	\$ (5,767)	0%	\$ -	\$ -	\$ -	0%
			4,000	\$ -	\$ 7,968	\$ (7,968)	0%	\$ -	\$ -	\$ -	0%
			10,000	\$ -	\$ 11,652	\$ (11,652)	0%	\$ -	\$ -	\$ -	0%
			20,000	\$ -	\$ 14,537	\$ (14,537)	0%	\$ -	\$ -	\$ -	0%
			50,000	\$ -	\$ 22,328	\$ (22,328)	0%	\$ -	\$ -	\$ -	0%
2	A-1	Assembly, Theatres, without stage	1,000	\$ -	\$ 5,412	\$ (5,412)	0%	\$ -	\$ -	\$ -	0%
			4,000	\$ -	\$ 7,427	\$ (7,427)	0%	\$ -	\$ -	\$ -	0%
			10,000	\$ -	\$ 10,915	\$ (10,915)	0%	\$ -	\$ -	\$ -	0%
			20,000	\$ -	\$ 13,632	\$ (13,632)	0%	\$ -	\$ -	\$ -	0%
			50,000	\$ -	\$ 21,029	\$ (21,029)	0%	\$ -	\$ -	\$ -	0%
3	A-2	Assembly, Nightclubs, Bars, Restaurants, Banquet Halls	500	\$ -	\$ 3,340	\$ (3,340)	0%	\$ -	\$ -	\$ -	0%
			2,000	\$ -	\$ 4,546	\$ (4,546)	0%	\$ -	\$ -	\$ -	0%
			5,000	\$ 5,991	\$ 6,722	\$ (730)	89%	\$ 29,826	\$ 33,462	\$ (3,635)	89%
			10,000	\$ -	\$ 8,406	\$ (8,406)	0%	\$ -	\$ -	\$ -	0%
			25,000	\$ -	\$ 13,037	\$ (13,037)	0%	\$ -	\$ -	\$ -	0%
4	A-3	Assembly, Churches and Religious Buildings	1,000	\$ -	\$ 5,277	\$ (5,277)	0%	\$ -	\$ -	\$ -	0%
			4,000	\$ -	\$ 7,209	\$ (7,209)	0%	\$ -	\$ -	\$ -	0%
			10,000	\$ 8,521	\$ 10,630	\$ (2,109)	80%	\$ 74,237	\$ 92,607	\$ (18,370)	80%
			20,000	\$ -	\$ 13,286	\$ (13,286)	0%	\$ -	\$ -	\$ -	0%
			50,000	\$ -	\$ 20,556	\$ (20,556)	0%	\$ -	\$ -	\$ -	0%
5	A-3	Assembly, General, Community Halls, Libraries, Museums	1,000	\$ -	\$ 4,781	\$ (4,781)	0%	\$ -	\$ -	\$ -	0%
			4,000	\$ -	\$ 6,595	\$ (6,595)	0%	\$ -	\$ -	\$ -	0%
			10,000	\$ -	\$ 9,655	\$ (9,655)	0%	\$ -	\$ -	\$ -	0%
			20,000	\$ -	\$ 12,049	\$ (12,049)	0%	\$ -	\$ -	\$ -	0%
			50,000	\$ -	\$ 18,524	\$ (18,524)	0%	\$ -	\$ -	\$ -	0%
6	A-4 / A-5	Assembly, Arenas	2,000	\$ -	\$ 6,018	\$ (6,018)	0%	\$ -	\$ -	\$ -	0%
			8,000	\$ -	\$ 8,188	\$ (8,188)	0%	\$ -	\$ -	\$ -	0%
			20,000	\$ -	\$ 12,109	\$ (12,109)	0%	\$ -	\$ -	\$ -	0%
			40,000	\$ -	\$ 15,145	\$ (15,145)	0%	\$ -	\$ -	\$ -	0%
			100,000	\$ -	\$ 23,491	\$ (23,491)	0%	\$ -	\$ -	\$ -	0%
7	E	Educational Building	2,000	\$ -	\$ 5,195	\$ (5,195)	0%	\$ -	\$ -	\$ -	0%
			8,000	\$ -	\$ 7,060	\$ (7,060)	0%	\$ -	\$ -	\$ -	0%
			20,000	\$ 6,124	\$ 10,450	\$ (4,326)	59%	\$ 7,622	\$ 13,006	\$ (5,384)	59%
			40,000	\$ -	\$ 13,073	\$ (13,073)	0%	\$ -	\$ -	\$ -	0%
			100,000	\$ -	\$ 20,294	\$ (20,294)	0%	\$ -	\$ -	\$ -	0%
8	F-1 / F-2	Factory and Industrial (Low and Moderate Hazard)	1,000	\$ -	\$ 3,594	\$ (3,594)	0%	\$ -	\$ -	\$ -	0%
			4,000	\$ -	\$ 4,829	\$ (4,829)	0%	\$ -	\$ -	\$ -	0%
			10,000	\$ -	\$ 7,207	\$ (7,207)	0%	\$ -	\$ -	\$ -	0%
			20,000	\$ 7,604	\$ 9,033	\$ (1,428)	84%	\$ -	\$ -	\$ -	0%
			50,000	\$ 17,495	\$ 14,121	\$ 3,374	124%	\$ 21,774	\$ 17,575	\$ 4,199	124%
9	H	All H Occupancies	500	\$ -	\$ 3,663	\$ (3,663)	0%	\$ -	\$ -	\$ -	0%
			2,000	\$ -	\$ 4,944	\$ (4,944)	0%	\$ -	\$ -	\$ -	0%
			5,000	\$ -	\$ 7,354	\$ (7,354)	0%	\$ -	\$ -	\$ -	0%
			10,000	\$ -	\$ 9,210	\$ (9,210)	0%	\$ -	\$ -	\$ -	0%
			25,000	\$ -	\$ 14,357	\$ (14,357)	0%	\$ -	\$ -	\$ -	0%
10	I-1	Institutional, Supervised Environment	1,000	\$ -	\$ 4,395	\$ (4,395)	0%	\$ -	\$ -	\$ -	0%
			4,000	\$ -	\$ 6,212	\$ (6,212)	0%	\$ -	\$ -	\$ -	0%
			10,000	\$ -	\$ 8,935	\$ (8,935)	0%	\$ -	\$ -	\$ -	0%
			20,000	\$ -	\$ 11,105	\$ (11,105)	0%	\$ -	\$ -	\$ -	0%
			50,000	\$ -	\$ 16,804	\$ (16,804)	0%	\$ -	\$ -	\$ -	0%
11	I-2	Institutional, Hospitals, Nursing Homes	1,000	\$ -	\$ 3,942	\$ (3,942)	0%	\$ -	\$ -	\$ -	0%
			4,000	\$ -	\$ 5,730	\$ (5,730)	0%	\$ -	\$ -	\$ -	0%
			10,000	\$ -	\$ 8,076	\$ (8,076)	0%	\$ -	\$ -	\$ -	0%
			20,000	\$ -	\$ 9,991	\$ (9,991)	0%	\$ -	\$ -	\$ -	0%
			50,000	\$ -	\$ 14,832	\$ (14,832)	0%	\$ -	\$ -	\$ -	0%
12	I-3	Institutional, Restrained	5,000	\$ -	\$ 5,539	\$ (5,539)	0%	\$ -	\$ -	\$ -	0%
			20,000	\$ -	\$ 8,063	\$ (8,063)	0%	\$ -	\$ -	\$ -	0%
			50,000	\$ -	\$ 11,352	\$ (11,352)	0%	\$ -	\$ -	\$ -	0%
			100,000	\$ -	\$ 14,041	\$ (14,041)	0%	\$ -	\$ -	\$ -	0%
			250,000	\$ -	\$ 20,823	\$ (20,823)	0%	\$ -	\$ -	\$ -	0%
13	B	Offices, etc. - Complete	500	\$ -	\$ 2,467	\$ (2,467)	0%	\$ -	\$ -	\$ -	0%
14	"	"	2,000	\$ -	\$ 3,275	\$ (3,275)	0%	\$ -	\$ -	\$ -	0%
15	"	"	5,000	\$ -	\$ 4,932	\$ (4,932)	0%	\$ -	\$ -	\$ -	0%
16	"	"	10,000	\$ 3,482	\$ 6,192	\$ (2,710)	56%	\$ 264,375	\$ 470,114	\$ (205,738)	56%
17	"	"	25,000	\$ -	\$ 9,753	\$ (9,753)	0%	\$ -	\$ -	\$ -	0%

*City of Fresno*  
**USER FEE STUDY**

**Building and Safety Services Division**

**RESULTS ANALYSIS - NEW CONSTRUCTION**

Fee Service Information				Total Full Cost Results (Unit)				Potential Revenue Results (Fee Services Only)			
Fee #	ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate
18	B	Offices (High Rise)	5,000	\$ -	\$ 11,920	\$ (11,920)	0%	\$ -	\$ -	\$ -	0%
			20,000	\$ -	\$ 14,993	\$ (14,993)	0%	\$ -	\$ -	\$ -	0%
			50,000	\$ -	\$ 23,502	\$ (23,502)	0%	\$ -	\$ -	\$ -	0%
			100,000	\$ -	\$ 29,761	\$ (29,761)	0%	\$ -	\$ -	\$ -	0%
			250,000	\$ -	\$ 48,387	\$ (48,387)	0%	\$ -	\$ -	\$ -	0%
19	B	Medical Offices	500	\$ -	\$ 2,823	\$ (2,823)	0%	\$ -	\$ -	\$ -	0%
			2,000	\$ -	\$ 3,740	\$ (3,740)	0%	\$ -	\$ -	\$ -	0%
			5,000	\$ -	\$ 5,641	\$ (5,641)	0%	\$ -	\$ -	\$ -	0%
			10,000	\$ -	\$ 7,085	\$ (7,085)	0%	\$ -	\$ -	\$ -	0%
			25,000	\$ -	\$ 11,172	\$ (11,172)	0%	\$ -	\$ -	\$ -	0%
20	I-4	Institutional, Day Care Facilities	2,000	\$ -	\$ 4,701	\$ (4,701)	0%	\$ -	\$ -	\$ -	0%
			8,000	\$ -	\$ 6,148	\$ (6,148)	0%	\$ -	\$ -	\$ -	0%
			20,000	\$ -	\$ 9,361	\$ (9,361)	0%	\$ -	\$ -	\$ -	0%
			40,000	\$ -	\$ 11,782	\$ (11,782)	0%	\$ -	\$ -	\$ -	0%
			100,000	\$ -	\$ 18,726	\$ (18,726)	0%	\$ -	\$ -	\$ -	0%
21	M	Mercantile	500	\$ -	\$ 2,505	\$ (2,505)	0%	\$ -	\$ -	\$ -	0%
			2,000	\$ -	\$ 3,349	\$ (3,349)	0%	\$ -	\$ -	\$ -	0%
			5,000	\$ -	\$ 5,016	\$ (5,016)	0%	\$ -	\$ -	\$ -	0%
			10,000	\$ 3,372	\$ 6,292	\$ (2,919)	54%	\$ 104,928	\$ 195,760	\$ (90,832)	54%
			25,000	\$ -	\$ 9,866	\$ (9,866)	0%	\$ -	\$ -	\$ -	0%
22	R-1	Residential, Hotel, Motel (Low/Mod Rise)	2,000	\$ 2,080	\$ 7,394	\$ (5,314)	28%	\$ 88,031	\$ 312,881	\$ (224,850)	28%
			8,000	\$ 4,101	\$ 9,304	\$ (5,203)	44%	\$ 102,088	\$ 231,598	\$ (129,510)	44%
			20,000	\$ 7,894	\$ 14,581	\$ (6,686)	54%	\$ 29,475	\$ 54,440	\$ (24,965)	54%
			40,000	\$ 17,908	\$ 18,462	\$ (554)	97%	\$ 133,727	\$ 137,865	\$ (4,138)	97%
			100,000	\$ -	\$ 30,011	\$ (30,011)	0%	\$ -	\$ -	\$ -	0%
23	R-1	Residential, Hotel, Motel (High Rise)	5,000	\$ -	\$ 13,953	\$ (13,953)	0%	\$ -	\$ -	\$ -	0%
			20,000	\$ -	\$ 17,336	\$ (17,336)	0%	\$ -	\$ -	\$ -	0%
			50,000	\$ -	\$ 27,427	\$ (27,427)	0%	\$ -	\$ -	\$ -	0%
			100,000	\$ -	\$ 34,796	\$ (34,796)	0%	\$ -	\$ -	\$ -	0%
			250,000	\$ 51,957	\$ 56,967	\$ (5,010)	91%	\$ -	\$ -	\$ -	0%
24	R-2	Residential, Multifamily (Low/Mod Rise Custom or Model Building)	500	\$ -	\$ 5,251	\$ (5,251)	0%	\$ -	\$ -	\$ -	0%
			2,000	\$ -	\$ 6,575	\$ (6,575)	0%	\$ -	\$ -	\$ -	0%
			5,000	\$ -	\$ 10,342	\$ (10,342)	0%	\$ -	\$ -	\$ -	0%
			10,000	\$ -	\$ 13,106	\$ (13,106)	0%	\$ -	\$ -	\$ -	0%
			25,000	\$ -	\$ 21,364	\$ (21,364)	0%	\$ -	\$ -	\$ -	0%
25	R-2	Residential, Multifamily (Low/Mod Rise Production/Repeat Building)	500	\$ -	\$ 4,340	\$ (4,340)	0%	\$ -	\$ -	\$ -	0%
			2,000	\$ -	\$ 5,524	\$ (5,524)	0%	\$ -	\$ -	\$ -	0%
			5,000	\$ -	\$ 8,582	\$ (8,582)	0%	\$ -	\$ -	\$ -	0%
			10,000	\$ -	\$ 10,848	\$ (10,848)	0%	\$ -	\$ -	\$ -	0%
			25,000	\$ -	\$ 17,518	\$ (17,518)	0%	\$ -	\$ -	\$ -	0%
26	R-2	Residential, Multifamily (Custom High Rise Building)	5,000	\$ -	\$ 13,093	\$ (13,093)	0%	\$ -	\$ -	\$ -	0%
			20,000	\$ -	\$ 16,134	\$ (16,134)	0%	\$ -	\$ -	\$ -	0%
			50,000	\$ -	\$ 25,684	\$ (25,684)	0%	\$ -	\$ -	\$ -	0%
			100,000	\$ -	\$ 32,627	\$ (32,627)	0%	\$ -	\$ -	\$ -	0%
			250,000	\$ -	\$ 53,660	\$ (53,660)	0%	\$ -	\$ -	\$ -	0%
27	R-4	Residential, Care/Assisted Living Facilities	500	\$ -	\$ 4,258	\$ (4,258)	0%	\$ -	\$ -	\$ -	0%
			2,000	\$ -	\$ 5,626	\$ (5,626)	0%	\$ -	\$ -	\$ -	0%
			5,000	\$ -	\$ 8,502	\$ (8,502)	0%	\$ -	\$ -	\$ -	0%
			10,000	\$ -	\$ 10,683	\$ (10,683)	0%	\$ -	\$ -	\$ -	0%
			25,000	\$ -	\$ 16,876	\$ (16,876)	0%	\$ -	\$ -	\$ -	0%
28	S-1	Repair Garage & Service St (Including Canopy)	500	\$ -	\$ 2,462	\$ (2,462)	0%	\$ -	\$ -	\$ -	0%
			2,000	\$ 966	\$ 3,269	\$ (2,303)	30%	\$ 1,203	\$ 4,069	\$ (2,866)	30%
			5,000	\$ -	\$ 4,922	\$ (4,922)	0%	\$ -	\$ -	\$ -	0%
			10,000	\$ -	\$ 6,180	\$ (6,180)	0%	\$ -	\$ -	\$ -	0%
			25,000	\$ -	\$ 9,732	\$ (9,732)	0%	\$ -	\$ -	\$ -	0%
29	S-1	Storage, Moderate Hazard	1,000	\$ -	\$ 2,233	\$ (2,233)	0%	\$ -	\$ -	\$ -	0%
			4,000	\$ -	\$ 2,937	\$ (2,937)	0%	\$ -	\$ -	\$ -	0%
			10,000	\$ -	\$ 4,453	\$ (4,453)	0%	\$ -	\$ -	\$ -	0%
			20,000	\$ -	\$ 5,599	\$ (5,599)	0%	\$ -	\$ -	\$ -	0%
			50,000	\$ -	\$ 8,868	\$ (8,868)	0%	\$ -	\$ -	\$ -	0%
30	S-2	Storage, Low Hazard	1,000	\$ -	\$ 1,774	\$ (1,774)	0%	\$ -	\$ -	\$ -	0%
			4,000	\$ -	\$ 2,272	\$ (2,272)	0%	\$ -	\$ -	\$ -	0%
			10,000	\$ 2,451	\$ 3,513	\$ (1,062)	70%	\$ 85,425	\$ 122,436	\$ (37,011)	70%
			20,000	\$ -	\$ 4,437	\$ (4,437)	0%	\$ -	\$ -	\$ -	0%
			50,000	\$ -	\$ 7,139	\$ (7,139)	0%	\$ -	\$ -	\$ -	0%

*City of Fresno*  
**USER FEE STUDY**

**Building and Safety Services Division**

**RESULTS ANALYSIS - NEW CONSTRUCTION**

Fee Service Information				Total Full Cost Results (Unit)				Potential Revenue Results (Fee Services Only)			
Fee #	ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate
31	S-2	Parking Garage	2,000	\$ -	\$ 6,926	\$ (6,926)	0%	\$ -	\$ -	\$ -	0%
			8,000	\$ -	\$ 9,453	\$ (9,453)	0%	\$ -	\$ -	\$ -	0%
			20,000	\$ -	\$ 13,948	\$ (13,948)	0%	\$ -	\$ -	\$ -	0%
			40,000	\$ -	\$ 17,436	\$ (17,436)	0%	\$ -	\$ -	\$ -	0%
			100,000	\$ -	\$ 26,991	\$ (26,991)	0%	\$ -	\$ -	\$ -	0%
32	U-1	Garage, Carport	333	\$ -	\$ 778	\$ (778)	0%	\$ -	\$ -	\$ -	0%
			667	\$ -	\$ 862	\$ (862)	0%	\$ -	\$ -	\$ -	0%
			1,000	\$ -	\$ 1,108	\$ (1,108)	0%	\$ -	\$ -	\$ -	0%
			1,667	\$ 427	\$ 1,435	\$ (1,007)	30%	\$ 31,915	\$ 107,137	\$ (75,222)	30%
			2,500	\$ -	\$ 1,872	\$ (1,872)	0%	\$ -	\$ -	\$ -	0%
33	SHELL	Shell Buildings, All Occupancy Types	1,000	\$ -	\$ 2,313	\$ (2,313)	0%	\$ -	\$ -	\$ -	0%
			4,000	\$ -	\$ 3,101	\$ (3,101)	0%	\$ -	\$ -	\$ -	0%
			10,000	\$ -	\$ 4,636	\$ (4,636)	0%	\$ -	\$ -	\$ -	0%
			20,000	\$ -	\$ 5,812	\$ (5,812)	0%	\$ -	\$ -	\$ -	0%
			50,000	\$ -	\$ 9,098	\$ (9,098)	0%	\$ -	\$ -	\$ -	0%
34	TI - A	Tenant Improvement - Restaurants	300	\$ -	\$ 1,428	\$ (1,428)	0%	\$ -	\$ -	\$ -	0%
			1,200	\$ -	\$ 1,688	\$ (1,688)	0%	\$ -	\$ -	\$ -	0%
			3,000	\$ -	\$ 2,773	\$ (2,773)	0%	\$ -	\$ -	\$ -	0%
			6,000	\$ -	\$ 3,544	\$ (3,544)	0%	\$ -	\$ -	\$ -	0%
			15,000	\$ -	\$ 5,960	\$ (5,960)	0%	\$ -	\$ -	\$ -	0%
35	TI - A	Tenant Improvement - All Other A Occupancies	500	\$ -	\$ 1,229	\$ (1,229)	0%	\$ -	\$ -	\$ -	0%
			2,000	\$ -	\$ 1,472	\$ (1,472)	0%	\$ -	\$ -	\$ -	0%
			5,000	\$ -	\$ 2,394	\$ (2,394)	0%	\$ -	\$ -	\$ -	0%
			10,000	\$ -	\$ 3,054	\$ (3,054)	0%	\$ -	\$ -	\$ -	0%
			25,000	\$ -	\$ 5,099	\$ (5,099)	0%	\$ -	\$ -	\$ -	0%
36	TI - B	Tenant Improvement - Offices/Business	500	\$ -	\$ 1,166	\$ (1,166)	0%	\$ -	\$ -	\$ -	0%
			2,000	\$ 1,780	\$ 1,376	\$ 405	129%	\$ 188,343	\$ 145,534	\$ 42,808	129%
			5,000	\$ -	\$ 2,263	\$ (2,263)	0%	\$ -	\$ -	\$ -	0%
			10,000	\$ -	\$ 2,893	\$ (2,893)	0%	\$ -	\$ -	\$ -	0%
			25,000	\$ -	\$ 4,869	\$ (4,869)	0%	\$ -	\$ -	\$ -	0%
37	TI - B	Tenant Improvement - Medical Offices	500	\$ -	\$ 1,319	\$ (1,319)	0%	\$ -	\$ -	\$ -	0%
			2,000	\$ -	\$ 1,562	\$ (1,562)	0%	\$ -	\$ -	\$ -	0%
			5,000	\$ -	\$ 2,562	\$ (2,562)	0%	\$ -	\$ -	\$ -	0%
			10,000	\$ -	\$ 3,274	\$ (3,274)	0%	\$ -	\$ -	\$ -	0%
			25,000	\$ -	\$ 5,502	\$ (5,502)	0%	\$ -	\$ -	\$ -	0%
38	TI - M	Tenant Improvement - Mercantile	500	\$ -	\$ 1,263	\$ (1,263)	0%	\$ -	\$ -	\$ -	0%
			2,000	\$ -	\$ 1,482	\$ (1,482)	0%	\$ -	\$ -	\$ -	0%
			5,000	\$ -	\$ 2,448	\$ (2,448)	0%	\$ -	\$ -	\$ -	0%
			10,000	\$ -	\$ 3,133	\$ (3,133)	0%	\$ -	\$ -	\$ -	0%
			25,000	\$ -	\$ 5,289	\$ (5,289)	0%	\$ -	\$ -	\$ -	0%
39	TI	Tenant Improvement - All Other Occupancy Types	500	\$ -	\$ 1,245	\$ (1,245)	0%	\$ -	\$ -	\$ -	0%
			2,000	\$ 2,167	\$ 1,462	\$ 705	148%	\$ 493,631	\$ 333,006	\$ 160,625	148%
			5,000	\$ -	\$ 2,413	\$ (2,413)	0%	\$ -	\$ -	\$ -	0%
			10,000	\$ -	\$ 3,088	\$ (3,088)	0%	\$ -	\$ -	\$ -	0%
			25,000	\$ -	\$ 5,210	\$ (5,210)	0%	\$ -	\$ -	\$ -	0%
47	R-3	Residential, One or Two-Family (Custom)	1,000	\$ -	\$ 1,797	\$ (1,797)	0%	\$ -	\$ -	\$ -	0%
48	-	"	2,000	\$ 1,067	\$ 1,950	\$ (882)	55%	\$ 51,809	\$ 94,635	\$ (42,827)	55%
49	-	"	3,000	\$ 1,241	\$ 2,371	\$ (1,130)	52%	\$ 7,725	\$ 14,755	\$ (7,030)	52%
	-	"	5,000	\$ -	\$ 2,929	\$ (2,929)	0%	\$ -	\$ -	\$ -	0%
	-	"	7,500	\$ -	\$ 3,913	\$ (3,913)	0%	\$ -	\$ -	\$ -	0%
			1,000	\$ -	\$ 402	\$ (402)	0%	\$ -	\$ -	\$ -	0%
			2,000	\$ -	\$ 453	\$ (453)	0%	\$ -	\$ -	\$ -	0%
52	R-3	Residential - One or Two-Family (Master Plan / Standard Plan Review)	3,000	\$ 806	\$ 607	\$ 199	133%	\$ -	\$ -	\$ -	0%
			5,000	\$ -	\$ 812	\$ (812)	0%	\$ -	\$ -	\$ -	0%
			7,500	\$ -	\$ 1,043	\$ (1,043)	0%	\$ -	\$ -	\$ -	0%
			1,000	\$ -	\$ 966	\$ (966)	0%	\$ -	\$ -	\$ -	0%
			2,000	\$ 612	\$ 1,038	\$ (426)	59%	\$ 12,948	\$ 21,962	\$ (9,014)	59%
53	R-3	Residential - One or Two-Family (Production/Repeat/Standard Plan Infill)	3,000	\$ 647	\$ 1,228	\$ (581)	53%	\$ 529,837	\$ 1,005,708	\$ (475,871)	53%
			5,000	\$ -	\$ 1,478	\$ (1,478)	0%	\$ -	\$ -	\$ -	0%
			7,500	\$ -	\$ 2,001	\$ (2,001)	0%	\$ -	\$ -	\$ -	0%
			167	\$ -	\$ 771	\$ (771)	0%	\$ -	\$ -	\$ -	0%
			333	\$ -	\$ 835	\$ (835)	0%	\$ -	\$ -	\$ -	0%
54	R - Addition	Residential - Room Addition	500	\$ -	\$ 1,010	\$ (1,010)	0%	\$ -	\$ -	\$ -	0%
			833	\$ -	\$ 1,241	\$ (1,241)	0%	\$ -	\$ -	\$ -	0%
			1,250	\$ 460	\$ 1,663	\$ (1,202)	28%	\$ 1,719	\$ 6,208	\$ (4,489)	28%

*City of Fresno*  
**USER FEE STUDY**

**Building and Safety Services Division**

**RESULTS ANALYSIS - NEW CONSTRUCTION**

Fee Service Information				Total Full Cost Results (Unit)				Potential Revenue Results (Fee Services Only)			
Fee #	ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate
55	CALT - A	Comm. Alteration - Restaurants	2,300	\$ -	\$ 1,473	\$ (1,473)	0%	\$ -	\$ -	\$ -	0%
			1,200	\$ -	\$ 2,120	\$ (2,120)	0%	\$ -	\$ -	\$ -	0%
			3,000	\$ -	\$ 3,010	\$ (3,010)	0%	\$ -	\$ -	\$ -	0%
			6,000	\$ -	\$ 3,730	\$ (3,730)	0%	\$ -	\$ -	\$ -	0%
			15,000	\$ -	\$ 5,576	\$ (5,576)	0%	\$ -	\$ -	\$ -	0%
56	CALT - A	Comm. Alteration - All Other A Occupancies	500	\$ 1,910	\$ 1,324	\$ 586	144%	\$ -	\$ -	\$ -	0%
			2,000	\$ -	\$ 1,891	\$ (1,891)	0%	\$ -	\$ -	\$ -	0%
			5,000	\$ -	\$ 2,699	\$ (2,699)	0%	\$ -	\$ -	\$ -	0%
			10,000	\$ -	\$ 3,348	\$ (3,348)	0%	\$ -	\$ -	\$ -	0%
			25,000	\$ -	\$ 5,031	\$ (5,031)	0%	\$ -	\$ -	\$ -	0%
57	CALT - B	Comm. Alteration - Offices/Business	500	\$ -	\$ 1,103	\$ (1,103)	0%	\$ -	\$ -	\$ -	0%
			2,000	\$ 1,658	\$ 1,602	\$ 56	103%	\$ 784,305	\$ 757,816	\$ 26,489	103%
			5,000	\$ -	\$ 2,260	\$ (2,260)	0%	\$ -	\$ -	\$ -	0%
			10,000	\$ -	\$ 2,796	\$ (2,796)	0%	\$ -	\$ -	\$ -	0%
			25,000	\$ -	\$ 4,153	\$ (4,153)	0%	\$ -	\$ -	\$ -	0%
58	CALT - B	Comm. Alteration - Medical Offices	500	\$ -	\$ 1,465	\$ (1,465)	0%	\$ -	\$ -	\$ -	0%
			2,000	\$ -	\$ 2,107	\$ (2,107)	0%	\$ -	\$ -	\$ -	0%
			5,000	\$ -	\$ 2,993	\$ (2,993)	0%	\$ -	\$ -	\$ -	0%
			10,000	\$ -	\$ 3,709	\$ (3,709)	0%	\$ -	\$ -	\$ -	0%
			25,000	\$ -	\$ 5,547	\$ (5,547)	0%	\$ -	\$ -	\$ -	0%
59	CALT - M	Comm. Alteration - Mercantile	500	\$ -	\$ 1,215	\$ (1,215)	0%	\$ -	\$ -	\$ -	0%
			2,000	\$ -	\$ 1,725	\$ (1,725)	0%	\$ -	\$ -	\$ -	0%
			5,000	\$ 1,463	\$ 2,473	\$ (1,010)	59%	\$ -	\$ -	\$ -	0%
			10,000	\$ -	\$ 3,072	\$ (3,072)	0%	\$ -	\$ -	\$ -	0%
			25,000	\$ -	\$ 4,635	\$ (4,635)	0%	\$ -	\$ -	\$ -	0%
60	CALT	Comm. Alteration - All Other Occupancy Types	500	\$ -	\$ 1,278	\$ (1,278)	0%	\$ -	\$ -	\$ -	0%
			2,000	\$ -	\$ 1,820	\$ (1,820)	0%	\$ -	\$ -	\$ -	0%
			5,000	\$ -	\$ 2,603	\$ (2,603)	0%	\$ -	\$ -	\$ -	0%
			10,000	\$ -	\$ 3,231	\$ (3,231)	0%	\$ -	\$ -	\$ -	0%
			25,000	\$ 5,192	\$ 4,863	\$ 330	107%	\$ -	\$ -	\$ -	0%
								\$ 3,044,942	\$ 4,172,572	\$ (1,127,630)	73%
								Revenue Totals			

**City of Fresno  
USER FEE STUDY**

**Building and Safety Services Division**

**PLAN CHECK VARIABLE FEE SCHEDULE FOR NEW CONSTRUCTION**

				CONSTRUCTION TYPE & RATIO OF REQUIRED EFFORT:					
				Group A: IA, IB		Group B: IIA, IIIB, VA		Group C: IIB, IIIB, IV, VB	
				Relative Effort Factor:		Relative Effort Factor:		Relative Effort Factor:	
				2.00		1.50		1.00	
Fee #	ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Base Cost	Each Additional SF	Base Cost	Each Additional SF	Base Cost	Each Additional SF
1	A-1	Assembly, Theatres, with stage	1,000	\$ 3,814	\$ 0.673	\$ 2,861	\$ 0.505	\$ 1,907	\$ 0.337
			4,000	\$ 5,834	\$ 0.349	\$ 4,375	\$ 0.262	\$ 2,917	\$ 0.175
			10,000	\$ 7,928	\$ 0.180	\$ 5,946	\$ 0.135	\$ 3,964	\$ 0.090
			20,000	\$ 9,723	\$ 0.140	\$ 7,292	\$ 0.105	\$ 4,862	\$ 0.070
			50,000	\$ 13,912	\$ 0.278	\$ 10,434	\$ 0.209	\$ 6,956	\$ 0.139
2	A-1	Assembly, Theatres, without stage	1,000	\$ 3,464	\$ 0.611	\$ 2,598	\$ 0.459	\$ 1,732	\$ 0.306
			4,000	\$ 5,298	\$ 0.317	\$ 3,974	\$ 0.238	\$ 2,649	\$ 0.158
			10,000	\$ 7,200	\$ 0.163	\$ 5,400	\$ 0.122	\$ 3,600	\$ 0.082
			20,000	\$ 8,831	\$ 0.127	\$ 6,623	\$ 0.095	\$ 4,415	\$ 0.063
			50,000	\$ 12,634	\$ 0.253	\$ 9,476	\$ 0.190	\$ 6,317	\$ 0.126
3	A-2	Assembly, Nightclubs, Bars, Restaurants, Bands	500	\$ 4,102	\$ 1.448	\$ 3,077	\$ 1.086	\$ 2,051	\$ 0.724
			2,000	\$ 6,274	\$ 0.751	\$ 4,705	\$ 0.563	\$ 3,137	\$ 0.375
			5,000	\$ 8,526	\$ 0.386	\$ 6,394	\$ 0.290	\$ 4,263	\$ 0.193
			10,000	\$ 10,456	\$ 0.300	\$ 7,842	\$ 0.225	\$ 5,228	\$ 0.150
			25,000	\$ 14,961	\$ 0.598	\$ 11,220	\$ 0.449	\$ 7,480	\$ 0.299
4	A-3	Assembly, Churches and Religious Buildings	1,000	\$ 4,402	\$ 0.777	\$ 3,302	\$ 0.583	\$ 2,201	\$ 0.388
			4,000	\$ 6,733	\$ 0.403	\$ 5,050	\$ 0.302	\$ 3,366	\$ 0.201
			10,000	\$ 9,150	\$ 0.207	\$ 6,862	\$ 0.155	\$ 4,575	\$ 0.104
			20,000	\$ 11,221	\$ 0.161	\$ 8,416	\$ 0.121	\$ 5,611	\$ 0.081
			50,000	\$ 16,055	\$ 0.321	\$ 12,042	\$ 0.241	\$ 8,028	\$ 0.161
5	A-3	Assembly, General, Community Halls, Libraries	1,000	\$ 4,185	\$ 0.739	\$ 3,139	\$ 0.554	\$ 2,093	\$ 0.369
			4,000	\$ 6,401	\$ 0.383	\$ 4,801	\$ 0.287	\$ 3,201	\$ 0.191
			10,000	\$ 8,699	\$ 0.197	\$ 6,524	\$ 0.148	\$ 4,350	\$ 0.098
			20,000	\$ 10,669	\$ 0.153	\$ 8,002	\$ 0.115	\$ 5,334	\$ 0.077
			50,000	\$ 15,265	\$ 0.305	\$ 11,449	\$ 0.229	\$ 7,632	\$ 0.153
6	A-4 / A-5	Assembly, Arenas	2,000	\$ 3,689	\$ 0.326	\$ 2,767	\$ 0.244	\$ 1,845	\$ 0.163
			8,000	\$ 5,643	\$ 0.169	\$ 4,232	\$ 0.127	\$ 2,821	\$ 0.084
			20,000	\$ 7,668	\$ 0.087	\$ 5,751	\$ 0.065	\$ 3,834	\$ 0.043
			40,000	\$ 9,404	\$ 0.068	\$ 7,053	\$ 0.051	\$ 4,702	\$ 0.034
			100,000	\$ 13,455	\$ 0.135	\$ 10,092	\$ 0.101	\$ 6,728	\$ 0.067
7	E	Educational Building	2,000	\$ 4,219	\$ 0.372	\$ 3,164	\$ 0.279	\$ 2,109	\$ 0.186
			8,000	\$ 6,452	\$ 0.193	\$ 4,839	\$ 0.145	\$ 3,226	\$ 0.097
			20,000	\$ 8,769	\$ 0.099	\$ 6,576	\$ 0.074	\$ 4,384	\$ 0.050
			40,000	\$ 10,754	\$ 0.077	\$ 8,065	\$ 0.058	\$ 5,377	\$ 0.039
			100,000	\$ 15,386	\$ 0.154	\$ 11,540	\$ 0.115	\$ 7,693	\$ 0.077

**City of Fresno  
USER FEE STUDY**

**Building and Safety Services Division**

**PLAN CHECK VARIABLE FEE SCHEDULE FOR NEW CONSTRUCTION**

				CONSTRUCTION TYPE & RATIO OF REQUIRED EFFORT:					
				Group A: IA, IB		Group B: IIA, IIIB, VA		Group C: IIIB, IIIB, IV, VB	
				Relative Effort Factor:		Relative Effort Factor:		Relative Effort Factor:	
				2.00		1.50		1.00	
Fee #	ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Base Cost	Each Additional SF	Base Cost	Each Additional SF	Base Cost	Each Additional SF
8	F-1 / F-2	Factory and Industrial (Low and Moderate Haz	1,000	\$ 2,751	\$ 0.486	\$ 2,064	\$ 0.364	\$ 1,376	\$ 0.243
			4,000	\$ 4,208	\$ 0.252	\$ 3,156	\$ 0.189	\$ 2,104	\$ 0.126
			10,000	\$ 5,719	\$ 0.129	\$ 4,289	\$ 0.097	\$ 2,859	\$ 0.065
			20,000	\$ 7,013	\$ 0.101	\$ 5,260	\$ 0.076	\$ 3,507	\$ 0.050
			50,000	\$ 10,035	\$ 0.201	\$ 7,526	\$ 0.151	\$ 5,017	\$ 0.100
9	H	All H Occupancies	500	\$ 2,873	\$ 1.014	\$ 2,155	\$ 0.761	\$ 1,437	\$ 0.507
			2,000	\$ 4,395	\$ 0.526	\$ 3,296	\$ 0.394	\$ 2,197	\$ 0.263
			5,000	\$ 5,972	\$ 0.270	\$ 4,479	\$ 0.203	\$ 2,986	\$ 0.135
			10,000	\$ 7,325	\$ 0.210	\$ 5,493	\$ 0.158	\$ 3,662	\$ 0.105
			25,000	\$ 10,480	\$ 0.419	\$ 7,860	\$ 0.314	\$ 5,240	\$ 0.210
10	I-1	Institutional, Supervised Environment	1,000	\$ 4,302	\$ 0.759	\$ 3,227	\$ 0.569	\$ 2,151	\$ 0.380
			4,000	\$ 6,580	\$ 0.394	\$ 4,935	\$ 0.295	\$ 3,290	\$ 0.197
			10,000	\$ 8,942	\$ 0.202	\$ 6,706	\$ 0.152	\$ 4,471	\$ 0.101
			20,000	\$ 10,966	\$ 0.157	\$ 8,225	\$ 0.118	\$ 5,483	\$ 0.079
			50,000	\$ 15,690	\$ 0.314	\$ 11,768	\$ 0.235	\$ 7,845	\$ 0.157
11	I-2	Institutional, Hospitals, Nursing Homes	1,000	\$ 4,341	\$ 0.766	\$ 3,256	\$ 0.575	\$ 2,170	\$ 0.383
			4,000	\$ 6,639	\$ 0.397	\$ 4,979	\$ 0.298	\$ 3,320	\$ 0.199
			10,000	\$ 9,022	\$ 0.204	\$ 6,767	\$ 0.153	\$ 4,511	\$ 0.102
			20,000	\$ 11,065	\$ 0.159	\$ 8,299	\$ 0.119	\$ 5,533	\$ 0.079
			50,000	\$ 15,832	\$ 0.317	\$ 11,874	\$ 0.237	\$ 7,916	\$ 0.158
12	I-3	Institutional, Restrained	5,000	\$ 4,602	\$ 0.162	\$ 3,452	\$ 0.122	\$ 2,301	\$ 0.081
			20,000	\$ 7,039	\$ 0.084	\$ 5,279	\$ 0.063	\$ 3,519	\$ 0.042
			50,000	\$ 9,566	\$ 0.043	\$ 7,174	\$ 0.032	\$ 4,783	\$ 0.022
			100,000	\$ 11,732	\$ 0.034	\$ 8,799	\$ 0.025	\$ 5,866	\$ 0.017
			250,000	\$ 16,785	\$ 0.067	\$ 12,589	\$ 0.050	\$ 8,393	\$ 0.034
13	B	Offices, etc. - Complete	500	\$ 2,651	\$ 0.936	\$ 1,989	\$ 0.702	\$ 1,326	\$ 0.468
14	"	"	2,000	\$ 4,055	\$ 0.485	\$ 3,041	\$ 0.364	\$ 2,028	\$ 0.243
15	"	"	5,000	\$ 5,511	\$ 0.250	\$ 4,133	\$ 0.187	\$ 2,755	\$ 0.125
16	"	"	10,000	\$ 6,758	\$ 0.194	\$ 5,069	\$ 0.146	\$ 3,379	\$ 0.097
17	"	"	25,000	\$ 9,670	\$ 0.387	\$ 7,252	\$ 0.290	\$ 4,835	\$ 0.193
18	B	Offices (High Rise)	5,000	\$ 4,502	\$ 0.159	\$ 3,377	\$ 0.119	\$ 2,251	\$ 0.079
			20,000	\$ 6,886	\$ 0.082	\$ 5,164	\$ 0.062	\$ 3,443	\$ 0.041
			50,000	\$ 9,358	\$ 0.042	\$ 7,018	\$ 0.032	\$ 4,679	\$ 0.021
			100,000	\$ 11,477	\$ 0.033	\$ 8,607	\$ 0.025	\$ 5,738	\$ 0.016
			250,000	\$ 16,420	\$ 0.066	\$ 12,315	\$ 0.049	\$ 8,210	\$ 0.033

**City of Fresno  
USER FEE STUDY**

**Building and Safety Services Division**

**PLAN CHECK VARIABLE FEE SCHEDULE FOR NEW CONSTRUCTION**

				CONSTRUCTION TYPE & RATIO OF REQUIRED EFFORT:					
				Group A: IA, IB		Group B: IIA, IIIB, VA		Group C: IIIB, IIIB, IV, VB	
				Relative Effort Factor:		Relative Effort Factor:		Relative Effort Factor:	
				2.00		1.50		1.00	
Fee #	ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Base Cost	Each Additional SF	Base Cost	Each Additional SF	Base Cost	Each Additional SF
19	B	Medical Offices	500	\$ 2,001	\$ 0.706	\$ 1,501	\$ 0.530	\$ 1,001	\$ 0.353
			2,000	\$ 3,060	\$ 0.366	\$ 2,295	\$ 0.275	\$ 1,530	\$ 0.183
			5,000	\$ 4,159	\$ 0.188	\$ 3,119	\$ 0.141	\$ 2,080	\$ 0.094
			10,000	\$ 5,101	\$ 0.146	\$ 3,826	\$ 0.110	\$ 2,550	\$ 0.073
			25,000	\$ 7,298	\$ 0.292	\$ 5,473	\$ 0.219	\$ 3,649	\$ 0.146
20	I-4	Institutional, Day Care Facilities	2,000	\$ 2,314	\$ 0.204	\$ 1,735	\$ 0.153	\$ 1,157	\$ 0.102
			8,000	\$ 3,539	\$ 0.106	\$ 2,654	\$ 0.079	\$ 1,769	\$ 0.053
			20,000	\$ 4,809	\$ 0.054	\$ 3,607	\$ 0.041	\$ 2,404	\$ 0.027
			40,000	\$ 5,898	\$ 0.042	\$ 4,423	\$ 0.032	\$ 2,949	\$ 0.021
			100,000	\$ 8,438	\$ 0.084	\$ 6,329	\$ 0.063	\$ 4,219	\$ 0.042
21	M	Mercantile	500	\$ 1,868	\$ 0.659	\$ 1,401	\$ 0.494	\$ 934	\$ 0.330
			2,000	\$ 2,856	\$ 0.342	\$ 2,142	\$ 0.256	\$ 1,428	\$ 0.171
			5,000	\$ 3,882	\$ 0.176	\$ 2,911	\$ 0.132	\$ 1,941	\$ 0.088
			10,000	\$ 4,761	\$ 0.137	\$ 3,570	\$ 0.103	\$ 2,380	\$ 0.068
			25,000	\$ 6,811	\$ 0.272	\$ 5,109	\$ 0.204	\$ 3,406	\$ 0.136
22	R-1	Residential, Hotel, Motel (Low/Mod Rise)	2,000	\$ 3,735	\$ 0.330	\$ 2,801	\$ 0.247	\$ 1,868	\$ 0.165
			8,000	\$ 5,713	\$ 0.171	\$ 4,285	\$ 0.128	\$ 2,856	\$ 0.085
			20,000	\$ 7,763	\$ 0.088	\$ 5,823	\$ 0.066	\$ 3,882	\$ 0.044
			40,000	\$ 9,521	\$ 0.068	\$ 7,141	\$ 0.051	\$ 4,761	\$ 0.034
			100,000	\$ 13,623	\$ 0.136	\$ 10,217	\$ 0.102	\$ 6,811	\$ 0.068
23	R-1	Residential, Hotel, Motel (High Rise)	5,000	\$ 4,777	\$ 0.169	\$ 3,583	\$ 0.126	\$ 2,389	\$ 0.084
			20,000	\$ 7,307	\$ 0.087	\$ 5,480	\$ 0.066	\$ 3,653	\$ 0.044
			50,000	\$ 9,930	\$ 0.045	\$ 7,447	\$ 0.034	\$ 4,965	\$ 0.022
			100,000	\$ 12,178	\$ 0.035	\$ 9,133	\$ 0.026	\$ 6,089	\$ 0.017
			250,000	\$ 17,424	\$ 0.070	\$ 13,068	\$ 0.052	\$ 8,712	\$ 0.035
24	R-2	Residential, Multifamily (Low/Mod Rise Custom)	500	\$ 3,827	\$ 1.351	\$ 2,870	\$ 1.013	\$ 1,913	\$ 0.675
			2,000	\$ 5,853	\$ 0.700	\$ 4,390	\$ 0.525	\$ 2,927	\$ 0.350
			5,000	\$ 7,954	\$ 0.360	\$ 5,966	\$ 0.270	\$ 3,977	\$ 0.180
			10,000	\$ 9,755	\$ 0.280	\$ 7,316	\$ 0.210	\$ 4,878	\$ 0.140
			25,000	\$ 13,957	\$ 0.558	\$ 10,468	\$ 0.419	\$ 6,979	\$ 0.279
25	R-2	Residential, Multifamily (Low/Mod Rise Product)	500	\$ 2,385	\$ 0.842	\$ 1,788	\$ 0.631	\$ 1,192	\$ 0.421
			2,000	\$ 3,647	\$ 0.436	\$ 2,735	\$ 0.327	\$ 1,823	\$ 0.218
			5,000	\$ 4,956	\$ 0.224	\$ 3,717	\$ 0.168	\$ 2,478	\$ 0.112
			10,000	\$ 6,078	\$ 0.175	\$ 4,559	\$ 0.131	\$ 3,039	\$ 0.087
			25,000	\$ 8,697	\$ 0.348	\$ 6,522	\$ 0.261	\$ 4,348	\$ 0.174

**City of Fresno  
USER FEE STUDY**

**Building and Safety Services Division**

**PLAN CHECK VARIABLE FEE SCHEDULE FOR NEW CONSTRUCTION**

				CONSTRUCTION TYPE & RATIO OF REQUIRED EFFORT:					
				Group A: IA, IB		Group B: IIA, IIIB, VA		Group C: IIIB, IIIB, IV, VB	
				Relative Effort Factor:		Relative Effort Factor:		Relative Effort Factor:	
				2.00		1.50		1.00	
Fee #	ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Base Cost	Each Additional SF	Base Cost	Each Additional SF	Base Cost	Each Additional SF
26	R-2	Residential, Multifamily (Custom High Rise Bui	5,000	\$ 4,177	\$ 0.147	\$ 3,133	\$ 0.111	\$ 2,089	\$ 0.074
			20,000	\$ 6,389	\$ 0.076	\$ 4,791	\$ 0.057	\$ 3,194	\$ 0.038
			50,000	\$ 8,682	\$ 0.039	\$ 6,511	\$ 0.029	\$ 4,341	\$ 0.020
			100,000	\$ 10,648	\$ 0.031	\$ 7,986	\$ 0.023	\$ 5,324	\$ 0.015
			250,000	\$ 15,234	\$ 0.061	\$ 11,426	\$ 0.046	\$ 7,617	\$ 0.030
27	R-4	Residential, Care/Assisted Living Facilities	500	\$ 4,452	\$ 1.571	\$ 3,339	\$ 1.179	\$ 2,226	\$ 0.786
			2,000	\$ 6,809	\$ 0.815	\$ 5,107	\$ 0.611	\$ 3,405	\$ 0.407
			5,000	\$ 9,254	\$ 0.419	\$ 6,940	\$ 0.314	\$ 4,627	\$ 0.210
			10,000	\$ 11,349	\$ 0.326	\$ 8,512	\$ 0.244	\$ 5,674	\$ 0.163
			25,000	\$ 16,238	\$ 0.650	\$ 12,178	\$ 0.487	\$ 8,119	\$ 0.325
28	S-1	Repair Garage & Service St (Including Canopy	500	\$ 1,768	\$ 0.624	\$ 1,326	\$ 0.468	\$ 884	\$ 0.312
			2,000	\$ 2,703	\$ 0.323	\$ 2,028	\$ 0.243	\$ 1,352	\$ 0.162
			5,000	\$ 3,674	\$ 0.166	\$ 2,755	\$ 0.125	\$ 1,837	\$ 0.083
			10,000	\$ 4,506	\$ 0.129	\$ 3,379	\$ 0.097	\$ 2,253	\$ 0.065
			25,000	\$ 6,446	\$ 0.258	\$ 4,835	\$ 0.193	\$ 3,223	\$ 0.129
29	S-1	Storage, Moderate Hazard	1,000	\$ 1,517	\$ 0.268	\$ 1,138	\$ 0.201	\$ 759	\$ 0.134
			4,000	\$ 2,321	\$ 0.139	\$ 1,741	\$ 0.104	\$ 1,160	\$ 0.069
			10,000	\$ 3,154	\$ 0.071	\$ 2,365	\$ 0.054	\$ 1,577	\$ 0.036
			20,000	\$ 3,868	\$ 0.056	\$ 2,901	\$ 0.042	\$ 1,934	\$ 0.028
			50,000	\$ 5,534	\$ 0.111	\$ 4,151	\$ 0.083	\$ 2,767	\$ 0.055
30	S-2	Storage, Low Hazard	1,000	\$ 1,017	\$ 0.180	\$ 763	\$ 0.135	\$ 509	\$ 0.090
			4,000	\$ 1,556	\$ 0.093	\$ 1,167	\$ 0.070	\$ 778	\$ 0.047
			10,000	\$ 2,114	\$ 0.048	\$ 1,586	\$ 0.036	\$ 1,057	\$ 0.024
			20,000	\$ 2,593	\$ 0.037	\$ 1,945	\$ 0.028	\$ 1,296	\$ 0.019
			50,000	\$ 3,710	\$ 0.074	\$ 2,782	\$ 0.056	\$ 1,855	\$ 0.037
31	S-2	Parking Garage	2,000	\$ 4,315	\$ 0.381	\$ 3,236	\$ 0.286	\$ 2,157	\$ 0.190
			8,000	\$ 6,599	\$ 0.197	\$ 4,949	\$ 0.148	\$ 3,299	\$ 0.099
			20,000	\$ 8,968	\$ 0.102	\$ 6,726	\$ 0.076	\$ 4,484	\$ 0.051
			40,000	\$ 10,998	\$ 0.079	\$ 8,249	\$ 0.059	\$ 5,499	\$ 0.039
			100,000	\$ 15,736	\$ 0.157	\$ 11,802	\$ 0.118	\$ 7,868	\$ 0.079
32	U-1	Garage, Carport	333	\$ 1,010	\$ 0.387	\$ 758	\$ 0.290	\$ 505	\$ 0.193
			667	\$ 1,139	\$ 1.160	\$ 854	\$ 0.870	\$ 569	\$ 0.580
			1,000	\$ 1,526	\$ 0.775	\$ 1,144	\$ 0.581	\$ 763	\$ 0.387
			1,667	\$ 2,042	\$ 0.696	\$ 1,532	\$ 0.522	\$ 1,021	\$ 0.348
			2,500	\$ 2,622	\$ 1.049	\$ 1,967	\$ 0.787	\$ 1,311	\$ 0.524



**City of Fresno  
USER FEE STUDY**

**Building and Safety Services Division**

**PLAN CHECK VARIABLE FEE SCHEDULE FOR NEW CONSTRUCTION**

				CONSTRUCTION TYPE & RATIO OF REQUIRED EFFORT:					
				Group A: IA, IB		Group B: IIA, IIIB, VA		Group C: IIB, IIIB, IV, VB	
				Relative Effort Factor:		Relative Effort Factor:		Relative Effort Factor:	
				2.00		1.50		1.00	
Fee #	ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Base Cost	Each Additional SF	Base Cost	Each Additional SF	Base Cost	Each Additional SF
33	SHELL	Shell Buildings, All Occupancy Types	1,000	\$ 1,751	\$ 0.309	\$ 1,313	\$ 0.232	\$ 875	\$ 0.154
			4,000	\$ 2,678	\$ 0.160	\$ 2,008	\$ 0.120	\$ 1,339	\$ 0.080
			10,000	\$ 3,639	\$ 0.082	\$ 2,729	\$ 0.062	\$ 1,820	\$ 0.041
			20,000	\$ 4,463	\$ 0.064	\$ 3,347	\$ 0.048	\$ 2,232	\$ 0.032
			50,000	\$ 6,386	\$ 0.128	\$ 4,789	\$ 0.096	\$ 3,193	\$ 0.064
34	TI - A	Tenant Improvement - Restaurants	300	\$ 389	\$ 0.229	\$ 292	\$ 0.172	\$ 194	\$ 0.114
			1,200	\$ 595	\$ 0.119	\$ 446	\$ 0.089	\$ 297	\$ 0.059
			3,000	\$ 808	\$ 0.061	\$ 606	\$ 0.046	\$ 404	\$ 0.030
			6,000	\$ 991	\$ 0.047	\$ 743	\$ 0.036	\$ 496	\$ 0.024
			15,000	\$ 1,418	\$ 0.095	\$ 1,064	\$ 0.071	\$ 709	\$ 0.047
35	TI - A	Tenant Improvement - All Other A Occupancies	500	\$ 395	\$ 0.139	\$ 296	\$ 0.105	\$ 197	\$ 0.070
			2,000	\$ 604	\$ 0.072	\$ 453	\$ 0.054	\$ 302	\$ 0.036
			5,000	\$ 821	\$ 0.037	\$ 616	\$ 0.028	\$ 410	\$ 0.019
			10,000	\$ 1,007	\$ 0.029	\$ 755	\$ 0.022	\$ 503	\$ 0.014
			25,000	\$ 1,440	\$ 0.058	\$ 1,080	\$ 0.043	\$ 720	\$ 0.029
36	TI - B	Tenant Improvement - Offices/Business	500	\$ 466	\$ 0.165	\$ 350	\$ 0.123	\$ 233	\$ 0.082
			2,000	\$ 713	\$ 0.085	\$ 535	\$ 0.064	\$ 357	\$ 0.043
			5,000	\$ 969	\$ 0.044	\$ 727	\$ 0.033	\$ 485	\$ 0.022
			10,000	\$ 1,188	\$ 0.034	\$ 891	\$ 0.026	\$ 594	\$ 0.017
			25,000	\$ 1,700	\$ 0.068	\$ 1,275	\$ 0.051	\$ 850	\$ 0.034
37	TI - B	Tenant Improvement - Medical Offices	500	\$ 550	\$ 0.194	\$ 413	\$ 0.146	\$ 275	\$ 0.097
			2,000	\$ 842	\$ 0.101	\$ 631	\$ 0.076	\$ 421	\$ 0.050
			5,000	\$ 1,144	\$ 0.052	\$ 858	\$ 0.039	\$ 572	\$ 0.026
			10,000	\$ 1,403	\$ 0.040	\$ 1,052	\$ 0.030	\$ 701	\$ 0.020
			25,000	\$ 2,007	\$ 0.080	\$ 1,505	\$ 0.060	\$ 1,003	\$ 0.040
38	TI - M	Tenant Improvement - Mercantile	500	\$ 466	\$ 0.165	\$ 350	\$ 0.123	\$ 233	\$ 0.082
			2,000	\$ 713	\$ 0.085	\$ 535	\$ 0.064	\$ 357	\$ 0.043
			5,000	\$ 969	\$ 0.044	\$ 727	\$ 0.033	\$ 485	\$ 0.022
			10,000	\$ 1,188	\$ 0.034	\$ 891	\$ 0.026	\$ 594	\$ 0.017
			25,000	\$ 1,700	\$ 0.068	\$ 1,275	\$ 0.051	\$ 850	\$ 0.034
39	TI	Tenant Improvement - All Other Occupancy Types	500	\$ 466	\$ 0.165	\$ 350	\$ 0.123	\$ 233	\$ 0.082
			2,000	\$ 713	\$ 0.085	\$ 535	\$ 0.064	\$ 357	\$ 0.043
			5,000	\$ 969	\$ 0.044	\$ 727	\$ 0.033	\$ 485	\$ 0.022
			10,000	\$ 1,188	\$ 0.034	\$ 891	\$ 0.026	\$ 594	\$ 0.017
			25,000	\$ 1,700	\$ 0.068	\$ 1,275	\$ 0.051	\$ 850	\$ 0.034

**City of Fresno  
USER FEE STUDY**

**Building and Safety Services Division**

**PLAN CHECK VARIABLE FEE SCHEDULE FOR NEW CONSTRUCTION**

				<b>CONSTRUCTION TYPE &amp; RATIO OF REQUIRED EFFORT:</b>					
				<b>Group A: IA, IB</b>		<b>Group B: IIA, IIIB, VA</b>		<b>Group C: IIB, IIIB, IV, VB</b>	
				<b>Relative Effort Factor:</b>		<b>Relative Effort Factor:</b>		<b>Relative Effort Factor:</b>	
				<b>2.00</b>		<b>1.50</b>		<b>1.00</b>	
<b>Fee #</b>	<b>ICC (UBC) Use Type</b>	<b>Occupancy</b>	<b>Size Basis (square feet)</b>	<b>Base Cost</b>	<b>Each Additional SF</b>	<b>Base Cost</b>	<b>Each Additional SF</b>	<b>Base Cost</b>	<b>Each Additional SF</b>
47	R-3	Residential, One or Two-Family (Custom)	1,000	\$ 815	\$ 0.104	\$ 611	\$ 0.078	\$ 407	\$ 0.052
48	-	"	2,000	\$ 919	\$ 0.312	\$ 689	\$ 0.234	\$ 459	\$ 0.156
49	-	"	3,000	\$ 1,230	\$ 0.208	\$ 923	\$ 0.156	\$ 615	\$ 0.104
	-	"	5,000	\$ 1,647	\$ 0.187	\$ 1,235	\$ 0.140	\$ 823	\$ 0.094
	-	"	7,500	\$ 2,115	\$ 0.282	\$ 1,586	\$ 0.211	\$ 1,057	\$ 0.141
			1,000	\$ 804	\$ 0.103	\$ 603	\$ 0.077	\$ 402	\$ 0.051
			2,000	\$ 906	\$ 0.308	\$ 680	\$ 0.231	\$ 453	\$ 0.154
52	R-3	Residential - One or Two-Family (Master Plan /	3,000	\$ 1,214	\$ 0.205	\$ 910	\$ 0.154	\$ 607	\$ 0.103
			5,000	\$ 1,625	\$ 0.185	\$ 1,219	\$ 0.138	\$ 812	\$ 0.092
			7,500	\$ 2,086	\$ 0.278	\$ 1,565	\$ 0.209	\$ 1,043	\$ 0.139
			1,000	\$ 57	\$ 0.007	\$ 43	\$ 0.005	\$ 29	\$ 0.004
			2,000	\$ 65	\$ 0.022	\$ 49	\$ 0.016	\$ 32	\$ 0.011
53	R-3	Residential - One or Two-Family (Production/R	3,000	\$ 87	\$ 0.015	\$ 65	\$ 0.011	\$ 43	\$ 0.007
			5,000	\$ 116	\$ 0.013	\$ 87	\$ 0.010	\$ 58	\$ 0.007
			7,500	\$ 149	\$ 0.020	\$ 112	\$ 0.015	\$ 75	\$ 0.010
			167	\$ 289	\$ 0.221	\$ 217	\$ 0.166	\$ 144	\$ 0.111
			333	\$ 326	\$ 0.663	\$ 244	\$ 0.497	\$ 163	\$ 0.332
54	R - Addition	Residential - Room Addition	500	\$ 436	\$ 0.443	\$ 327	\$ 0.332	\$ 218	\$ 0.221
			833	\$ 584	\$ 0.398	\$ 438	\$ 0.298	\$ 292	\$ 0.199
			1,250	\$ 750	\$ 0.600	\$ 562	\$ 0.450	\$ 375	\$ 0.300
			300	\$ 1,556	\$ 0.915	\$ 1,167	\$ 0.687	\$ 778	\$ 0.458
			1,200	\$ 2,380	\$ 0.475	\$ 1,785	\$ 0.356	\$ 1,190	\$ 0.237
55	CALT - A	Comm. Alteration - Restaurants	3,000	\$ 3,234	\$ 0.244	\$ 2,426	\$ 0.183	\$ 1,617	\$ 0.122
			6,000	\$ 3,967	\$ 0.190	\$ 2,975	\$ 0.142	\$ 1,983	\$ 0.095
			15,000	\$ 5,675	\$ 0.378	\$ 4,256	\$ 0.284	\$ 2,838	\$ 0.189
			500	\$ 1,357	\$ 0.479	\$ 1,018	\$ 0.359	\$ 678	\$ 0.239
			2,000	\$ 2,075	\$ 0.248	\$ 1,556	\$ 0.186	\$ 1,037	\$ 0.124
56	CALT - A	Comm. Alteration - All Other A Occupancies	5,000	\$ 2,820	\$ 0.128	\$ 2,115	\$ 0.096	\$ 1,410	\$ 0.064
			10,000	\$ 3,458	\$ 0.099	\$ 2,594	\$ 0.074	\$ 1,729	\$ 0.050
			25,000	\$ 4,948	\$ 0.198	\$ 3,711	\$ 0.148	\$ 2,474	\$ 0.099
			500	\$ 1,817	\$ 0.641	\$ 1,363	\$ 0.481	\$ 908	\$ 0.321
			2,000	\$ 2,779	\$ 0.333	\$ 2,084	\$ 0.249	\$ 1,389	\$ 0.166
57	CALT - B	Comm. Alteration - Offices/Business	5,000	\$ 3,776	\$ 0.171	\$ 2,832	\$ 0.128	\$ 1,888	\$ 0.086
			10,000	\$ 4,631	\$ 0.133	\$ 3,474	\$ 0.100	\$ 2,316	\$ 0.067
			25,000	\$ 6,626	\$ 0.265	\$ 4,970	\$ 0.199	\$ 3,313	\$ 0.133

**City of Fresno  
USER FEE STUDY**

**Building and Safety Services Division**

**PLAN CHECK VARIABLE FEE SCHEDULE FOR NEW CONSTRUCTION**

				<b>CONSTRUCTION TYPE &amp; RATIO OF REQUIRED EFFORT:</b>					
				<b>Group A: IA, IB</b>		<b>Group B: IIA, IIIB, VA</b>		<b>Group C: IIB, IIIB, IV, VB</b>	
				<b>Relative Effort Factor:</b>		<b>Relative Effort Factor:</b>		<b>Relative Effort Factor:</b>	
				<b>2.00</b>		<b>1.50</b>		<b>1.00</b>	
<b>Fee #</b>	<b>ICC (UBC) Use Type</b>	<b>Occupancy</b>	<b>Size Basis (square feet)</b>	<b>Base Cost</b>	<b>Each Additional SF</b>	<b>Base Cost</b>	<b>Each Additional SF</b>	<b>Base Cost</b>	<b>Each Additional SF</b>
58	CALT - B	Comm. Alteration - Medical Offices	500	\$ 2,318	\$ 0.818	\$ 1,739	\$ 0.614	\$ 1,159	\$ 0.409
			2,000	\$ 3,545	\$ 0.424	\$ 2,659	\$ 0.318	\$ 1,773	\$ 0.212
			5,000	\$ 4,818	\$ 0.218	\$ 3,614	\$ 0.164	\$ 2,409	\$ 0.109
			10,000	\$ 5,909	\$ 0.170	\$ 4,432	\$ 0.127	\$ 2,955	\$ 0.085
			25,000	\$ 8,455	\$ 0.338	\$ 6,341	\$ 0.254	\$ 4,227	\$ 0.169
59	CALT - M	Comm. Alteration - Mercantile	500	\$ 1,818	\$ 0.642	\$ 1,363	\$ 0.481	\$ 909	\$ 0.321
			2,000	\$ 2,780	\$ 0.333	\$ 2,085	\$ 0.250	\$ 1,390	\$ 0.166
			5,000	\$ 3,778	\$ 0.171	\$ 2,834	\$ 0.128	\$ 1,889	\$ 0.086
			10,000	\$ 4,634	\$ 0.133	\$ 3,475	\$ 0.100	\$ 2,317	\$ 0.067
			25,000	\$ 6,630	\$ 0.265	\$ 4,973	\$ 0.199	\$ 3,315	\$ 0.133
60	CALT	Comm. Alteration - All Other Occupancy Types	500	\$ 1,943	\$ 0.686	\$ 1,457	\$ 0.514	\$ 972	\$ 0.343
			2,000	\$ 2,972	\$ 0.356	\$ 2,229	\$ 0.267	\$ 1,486	\$ 0.178
			5,000	\$ 4,038	\$ 0.183	\$ 3,029	\$ 0.137	\$ 2,019	\$ 0.091
			10,000	\$ 4,953	\$ 0.142	\$ 3,715	\$ 0.107	\$ 2,476	\$ 0.071
			25,000	\$ 7,086	\$ 0.283	\$ 5,315	\$ 0.213	\$ 3,543	\$ 0.142

**City of Fresno  
USER FEE STUDY**

**Building and Safety Services Division**

**INSPECTION VARIABLE FEE SCHEDULE FOR NEW CONSTRUCTION**

				CONSTRUCTION TYPE & RATIO OF REQUIRED EFFORT:					
				Group A: IA, IB		Group B: IIA, IIIB, VA		Group C: IIB, IIIB, IV, VB	
				Relative Effort Factor:		Relative Effort Factor:		Relative Effort Factor:	
				2.00		1.50		1.00	
Fee #	ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Base Cost	Each Additional SF	Base Cost	Each Additional SF	Base Cost	Each Additional SF
1	A-1	Assembly, Theatres, with stage	1,000	\$ 1,953	\$ 0.061	\$ 1,465	\$ 0.045	\$ 976	\$ 0.030
			4,000	\$ 2,135	\$ 0.265	\$ 1,601	\$ 0.199	\$ 1,067	\$ 0.132
			10,000	\$ 3,724	\$ 0.109	\$ 2,793	\$ 0.082	\$ 1,862	\$ 0.054
			20,000	\$ 4,814	\$ 0.120	\$ 3,611	\$ 0.090	\$ 2,407	\$ 0.060
			50,000	\$ 8,416	\$ 0.168	\$ 6,312	\$ 0.126	\$ 4,208	\$ 0.084
2	A-1	Assembly, Theatres, without stage	1,000	\$ 1,948	\$ 0.060	\$ 1,461	\$ 0.045	\$ 974	\$ 0.030
			4,000	\$ 2,129	\$ 0.264	\$ 1,597	\$ 0.198	\$ 1,065	\$ 0.132
			10,000	\$ 3,715	\$ 0.109	\$ 2,786	\$ 0.082	\$ 1,857	\$ 0.054
			20,000	\$ 4,802	\$ 0.120	\$ 3,601	\$ 0.090	\$ 2,401	\$ 0.060
			50,000	\$ 8,395	\$ 0.168	\$ 6,296	\$ 0.126	\$ 4,197	\$ 0.084
3	A-2	Assembly, Nightclubs, Bars, Restaurants, Banquet Halls	500	\$ 2,579	\$ 0.160	\$ 1,934	\$ 0.120	\$ 1,289	\$ 0.080
			2,000	\$ 2,818	\$ 0.700	\$ 2,114	\$ 0.525	\$ 1,409	\$ 0.350
			5,000	\$ 4,917	\$ 0.288	\$ 3,688	\$ 0.216	\$ 2,459	\$ 0.144
			10,000	\$ 6,357	\$ 0.317	\$ 4,767	\$ 0.238	\$ 3,178	\$ 0.159
			25,000	\$ 11,113	\$ 0.445	\$ 8,335	\$ 0.333	\$ 5,557	\$ 0.222
4	A-3	Assembly, Churches and Religious Buildings	1,000	\$ 2,634	\$ 0.082	\$ 1,976	\$ 0.061	\$ 1,317	\$ 0.041
			4,000	\$ 2,879	\$ 0.357	\$ 2,159	\$ 0.268	\$ 1,440	\$ 0.179
			10,000	\$ 5,023	\$ 0.147	\$ 3,768	\$ 0.110	\$ 2,512	\$ 0.074
			20,000	\$ 6,494	\$ 0.162	\$ 4,870	\$ 0.121	\$ 3,247	\$ 0.081
			50,000	\$ 11,353	\$ 0.227	\$ 8,515	\$ 0.170	\$ 5,677	\$ 0.114
5	A-3	Assembly, General, Community Halls, Libraries, Museums	1,000	\$ 2,189	\$ 0.068	\$ 1,642	\$ 0.051	\$ 1,094	\$ 0.034
			4,000	\$ 2,393	\$ 0.297	\$ 1,794	\$ 0.223	\$ 1,196	\$ 0.148
			10,000	\$ 4,174	\$ 0.122	\$ 3,131	\$ 0.092	\$ 2,087	\$ 0.061
			20,000	\$ 5,396	\$ 0.135	\$ 4,047	\$ 0.101	\$ 2,698	\$ 0.067
			50,000	\$ 9,434	\$ 0.189	\$ 7,075	\$ 0.142	\$ 4,717	\$ 0.094
6	A-4 / A-5	Assembly, Arenas	2,000	\$ 2,329	\$ 0.036	\$ 1,746	\$ 0.027	\$ 1,164	\$ 0.018
			8,000	\$ 2,545	\$ 0.158	\$ 1,909	\$ 0.118	\$ 1,273	\$ 0.079
			20,000	\$ 4,441	\$ 0.065	\$ 3,330	\$ 0.049	\$ 2,220	\$ 0.032
			40,000	\$ 5,740	\$ 0.072	\$ 4,305	\$ 0.054	\$ 2,870	\$ 0.036
			100,000	\$ 10,036	\$ 0.100	\$ 7,527	\$ 0.075	\$ 5,018	\$ 0.050

**City of Fresno  
USER FEE STUDY**

**Building and Safety Services Division**

**INSPECTION VARIABLE FEE SCHEDULE FOR NEW CONSTRUCTION**

				CONSTRUCTION TYPE & RATIO OF REQUIRED EFFORT:					
				Group A: IA, IB		Group B: IIA, IIIB, VA		Group C: IIB, IIIB, IV, VB	
				Relative Effort Factor:		Relative Effort Factor:		Relative Effort Factor:	
				2.00		1.50		1.00	
Fee #	ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Base Cost	Each Additional SF	Base Cost	Each Additional SF	Base Cost	Each Additional SF
7	E	Educational Building	2,000	\$ 2,708	\$ 0.042	\$ 2,031	\$ 0.031	\$ 1,354	\$ 0.021
			8,000	\$ 2,960	\$ 0.184	\$ 2,220	\$ 0.138	\$ 1,480	\$ 0.092
			20,000	\$ 5,165	\$ 0.076	\$ 3,874	\$ 0.057	\$ 2,583	\$ 0.038
			40,000	\$ 6,677	\$ 0.083	\$ 5,008	\$ 0.062	\$ 3,338	\$ 0.042
			100,000	\$ 11,673	\$ 0.117	\$ 8,755	\$ 0.088	\$ 5,836	\$ 0.058
8	F-1 / F-2	Factory and Industrial (Low and Moderate Hazard)	1,000	\$ 2,040	\$ 0.063	\$ 1,530	\$ 0.047	\$ 1,020	\$ 0.032
			4,000	\$ 2,230	\$ 0.277	\$ 1,673	\$ 0.208	\$ 1,115	\$ 0.138
			10,000	\$ 3,891	\$ 0.114	\$ 2,918	\$ 0.085	\$ 1,946	\$ 0.057
			20,000	\$ 5,030	\$ 0.125	\$ 3,772	\$ 0.094	\$ 2,515	\$ 0.063
			50,000	\$ 8,794	\$ 0.176	\$ 6,595	\$ 0.132	\$ 4,397	\$ 0.088
9	H	All H Occupancies	500	\$ 2,010	\$ 0.125	\$ 1,508	\$ 0.093	\$ 1,005	\$ 0.062
			2,000	\$ 2,197	\$ 0.545	\$ 1,648	\$ 0.409	\$ 1,099	\$ 0.273
			5,000	\$ 3,833	\$ 0.224	\$ 2,875	\$ 0.168	\$ 1,917	\$ 0.112
			10,000	\$ 4,955	\$ 0.247	\$ 3,716	\$ 0.185	\$ 2,477	\$ 0.124
			25,000	\$ 8,663	\$ 0.347	\$ 6,497	\$ 0.260	\$ 4,331	\$ 0.173
10	I-1	Institutional, Supervised Environment	1,000	\$ 1,558	\$ 0.048	\$ 1,168	\$ 0.036	\$ 779	\$ 0.024
			4,000	\$ 1,703	\$ 0.211	\$ 1,277	\$ 0.159	\$ 851	\$ 0.106
			10,000	\$ 2,971	\$ 0.087	\$ 2,228	\$ 0.065	\$ 1,486	\$ 0.043
			20,000	\$ 3,841	\$ 0.096	\$ 2,880	\$ 0.072	\$ 1,920	\$ 0.048
			50,000	\$ 6,715	\$ 0.134	\$ 5,036	\$ 0.101	\$ 3,357	\$ 0.067
11	I-2	Institutional, Hospitals, Nursing Homes	1,000	\$ 915	\$ 0.028	\$ 686	\$ 0.021	\$ 458	\$ 0.014
			4,000	\$ 1,000	\$ 0.124	\$ 750	\$ 0.093	\$ 500	\$ 0.062
			10,000	\$ 1,745	\$ 0.051	\$ 1,309	\$ 0.038	\$ 873	\$ 0.026
			20,000	\$ 2,256	\$ 0.056	\$ 1,692	\$ 0.042	\$ 1,128	\$ 0.028
			50,000	\$ 3,944	\$ 0.079	\$ 2,958	\$ 0.059	\$ 1,972	\$ 0.039
12	I-3	Institutional, Restrained	5,000	\$ 937	\$ 0.006	\$ 703	\$ 0.004	\$ 468	\$ 0.003
			20,000	\$ 1,024	\$ 0.025	\$ 768	\$ 0.019	\$ 512	\$ 0.013
			50,000	\$ 1,787	\$ 0.010	\$ 1,340	\$ 0.008	\$ 893	\$ 0.005
			100,000	\$ 2,310	\$ 0.012	\$ 1,732	\$ 0.009	\$ 1,155	\$ 0.006
			250,000	\$ 4,038	\$ 0.016	\$ 3,028	\$ 0.012	\$ 2,019	\$ 0.008
13	B	Offices, etc. - Complete	500	\$ 2,282	\$ 0.142	\$ 1,712	\$ 0.106	\$ 1,141	\$ 0.071
14	"	"	2,000	\$ 2,495	\$ 0.619	\$ 1,871	\$ 0.464	\$ 1,247	\$ 0.310
15	"	"	5,000	\$ 4,353	\$ 0.255	\$ 3,264	\$ 0.191	\$ 2,176	\$ 0.127
16	"	"	10,000	\$ 5,626	\$ 0.281	\$ 4,220	\$ 0.211	\$ 2,813	\$ 0.140

**City of Fresno  
USER FEE STUDY**

**Building and Safety Services Division**

**INSPECTION VARIABLE FEE SCHEDULE FOR NEW CONSTRUCTION**

				CONSTRUCTION TYPE & RATIO OF REQUIRED EFFORT:					
				Group A: IA, IB		Group B: IIA, IIIB, VA		Group C: IIB, IIIB, IV, VB	
				Relative Effort Factor:		Relative Effort Factor:		Relative Effort Factor:	
				2.00		1.50		1.00	
Fee #	ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Base Cost	Each Additional SF	Base Cost	Each Additional SF	Base Cost	Each Additional SF
17	"	"	25,000	\$ 9,837	\$ 0.393	\$ 7,378	\$ 0.295	\$ 4,918	\$ 0.197
			5,000	\$ 7,417	\$ 0.046	\$ 5,563	\$ 0.034	\$ 3,709	\$ 0.023
			20,000	\$ 8,107	\$ 0.201	\$ 6,081	\$ 0.151	\$ 4,054	\$ 0.101
18	B	Offices (High Rise)	50,000	\$ 14,145	\$ 0.083	\$ 10,609	\$ 0.062	\$ 7,072	\$ 0.041
			100,000	\$ 18,285	\$ 0.091	\$ 13,713	\$ 0.068	\$ 9,142	\$ 0.046
			250,000	\$ 31,967	\$ 0.128	\$ 23,975	\$ 0.096	\$ 15,984	\$ 0.064
			500	\$ 1,763	\$ 0.109	\$ 1,322	\$ 0.082	\$ 881	\$ 0.055
			2,000	\$ 1,927	\$ 0.478	\$ 1,445	\$ 0.359	\$ 963	\$ 0.239
19	B	Medical Offices	5,000	\$ 3,362	\$ 0.197	\$ 2,521	\$ 0.148	\$ 1,681	\$ 0.098
			10,000	\$ 4,346	\$ 0.217	\$ 3,259	\$ 0.163	\$ 2,173	\$ 0.108
			25,000	\$ 7,598	\$ 0.304	\$ 5,698	\$ 0.228	\$ 3,799	\$ 0.152
			2,000	\$ 2,387	\$ 0.037	\$ 1,790	\$ 0.028	\$ 1,194	\$ 0.019
			8,000	\$ 2,609	\$ 0.162	\$ 1,957	\$ 0.121	\$ 1,305	\$ 0.081
20	I-4	Institutional, Day Care Facilities	20,000	\$ 4,552	\$ 0.067	\$ 3,414	\$ 0.050	\$ 2,276	\$ 0.033
			40,000	\$ 5,884	\$ 0.073	\$ 4,413	\$ 0.055	\$ 2,942	\$ 0.037
			100,000	\$ 10,288	\$ 0.103	\$ 7,716	\$ 0.077	\$ 5,144	\$ 0.051
			500	\$ 1,472	\$ 0.091	\$ 1,104	\$ 0.068	\$ 736	\$ 0.046
			2,000	\$ 1,609	\$ 0.399	\$ 1,207	\$ 0.300	\$ 804	\$ 0.200
21	M	Mercantile	5,000	\$ 2,807	\$ 0.164	\$ 2,105	\$ 0.123	\$ 1,403	\$ 0.082
			10,000	\$ 3,628	\$ 0.181	\$ 2,721	\$ 0.136	\$ 1,814	\$ 0.091
			25,000	\$ 6,344	\$ 0.254	\$ 4,758	\$ 0.190	\$ 3,172	\$ 0.127
			2,000	\$ 6,124	\$ 0.095	\$ 4,593	\$ 0.071	\$ 3,062	\$ 0.047
			8,000	\$ 6,693	\$ 0.415	\$ 5,020	\$ 0.312	\$ 3,347	\$ 0.208
22	R-1	Residential, Hotel, Motel (Low/Mod Rise)	20,000	\$ 11,678	\$ 0.171	\$ 8,758	\$ 0.128	\$ 5,839	\$ 0.085
			40,000	\$ 15,095	\$ 0.188	\$ 11,322	\$ 0.141	\$ 7,548	\$ 0.094
			100,000	\$ 26,391	\$ 0.264	\$ 19,793	\$ 0.198	\$ 13,196	\$ 0.132
			5,000	\$ 9,175	\$ 0.057	\$ 6,882	\$ 0.043	\$ 4,588	\$ 0.028
			20,000	\$ 10,029	\$ 0.249	\$ 7,522	\$ 0.187	\$ 5,014	\$ 0.124
23	R-1	Residential, Hotel, Motel (High Rise)	50,000	\$ 17,497	\$ 0.102	\$ 13,123	\$ 0.077	\$ 8,749	\$ 0.051
			100,000	\$ 22,618	\$ 0.113	\$ 16,964	\$ 0.085	\$ 11,309	\$ 0.056
			250,000	\$ 39,544	\$ 0.158	\$ 29,658	\$ 0.119	\$ 19,772	\$ 0.079
			500	\$ 6,676	\$ 0.414	\$ 5,007	\$ 0.311	\$ 3,338	\$ 0.207
			2,000	\$ 7,297	\$ 1.811	\$ 5,473	\$ 1.358	\$ 3,648	\$ 0.906
24	R-2	Residential, Multifamily (Low/Mod Rise Custom or Model Building)	5,000	\$ 12,731	\$ 0.745	\$ 9,548	\$ 0.559	\$ 6,365	\$ 0.373

**City of Fresno  
USER FEE STUDY**

**Building and Safety Services Division**

**INSPECTION VARIABLE FEE SCHEDULE FOR NEW CONSTRUCTION**

				<b>CONSTRUCTION TYPE &amp; RATIO OF REQUIRED EFFORT:</b>					
				<b>Group A: IA, IB</b>		<b>Group B: IIA, IIIB, VA</b>		<b>Group C: IIB, IIIB, IV, VB</b>	
				<b>Relative Effort Factor:</b>		<b>Relative Effort Factor:</b>		<b>Relative Effort Factor:</b>	
				<b>2.00</b>		<b>1.50</b>		<b>1.00</b>	
<b>Fee #</b>	<b>ICC (UBC) Use Type</b>	<b>Occupancy</b>	<b>Size Basis (square feet)</b>	<b>Base Cost</b>	<b>Each Additional SF</b>	<b>Base Cost</b>	<b>Each Additional SF</b>	<b>Base Cost</b>	<b>Each Additional SF</b>
			10,000	\$ 16,457	\$ 0.821	\$ 12,343	\$ 0.616	\$ 8,228	\$ 0.410
			25,000	\$ 28,771	\$ 1.151	\$ 21,579	\$ 0.863	\$ 14,386	\$ 0.575
			500	\$ 3,402	\$ 0.211	\$ 2,551	\$ 0.158	\$ 1,701	\$ 0.105
			2,000	\$ 3,718	\$ 0.923	\$ 2,789	\$ 0.692	\$ 1,859	\$ 0.461
25	R-2	Residential, Multifamily (Low/Mod Rise Production/Repeat Building)	5,000	\$ 6,487	\$ 0.380	\$ 4,865	\$ 0.285	\$ 3,244	\$ 0.190
			10,000	\$ 8,386	\$ 0.418	\$ 6,289	\$ 0.314	\$ 4,193	\$ 0.209
			25,000	\$ 14,661	\$ 0.586	\$ 10,996	\$ 0.440	\$ 7,330	\$ 0.293
			5,000	\$ 8,916	\$ 0.055	\$ 6,687	\$ 0.041	\$ 4,458	\$ 0.028
			20,000	\$ 9,745	\$ 0.242	\$ 7,309	\$ 0.181	\$ 4,873	\$ 0.121
26	R-2	Residential, Multifamily (Custom High Rise Building)	50,000	\$ 17,003	\$ 0.100	\$ 12,752	\$ 0.075	\$ 8,501	\$ 0.050
			100,000	\$ 21,979	\$ 0.110	\$ 16,484	\$ 0.082	\$ 10,989	\$ 0.055
			250,000	\$ 38,426	\$ 0.154	\$ 28,819	\$ 0.115	\$ 19,213	\$ 0.077
			500	\$ 4,064	\$ 0.252	\$ 3,048	\$ 0.189	\$ 2,032	\$ 0.126
			2,000	\$ 4,442	\$ 1.103	\$ 3,331	\$ 0.827	\$ 2,221	\$ 0.551
27	R-4	Residential, Care/Assisted Living Facilities	5,000	\$ 7,750	\$ 0.454	\$ 5,812	\$ 0.340	\$ 3,875	\$ 0.227
			10,000	\$ 10,018	\$ 0.500	\$ 7,513	\$ 0.375	\$ 5,009	\$ 0.250
			25,000	\$ 17,514	\$ 0.701	\$ 13,136	\$ 0.525	\$ 8,757	\$ 0.350
			500	\$ 1,515	\$ 0.094	\$ 1,136	\$ 0.070	\$ 757	\$ 0.047
			2,000	\$ 1,656	\$ 0.411	\$ 1,242	\$ 0.308	\$ 828	\$ 0.206
28	S-1	Repair Garage & Service St (Including Canopy)	5,000	\$ 2,889	\$ 0.169	\$ 2,167	\$ 0.127	\$ 1,444	\$ 0.085
			10,000	\$ 3,735	\$ 0.186	\$ 2,801	\$ 0.140	\$ 1,867	\$ 0.093
			25,000	\$ 6,529	\$ 0.261	\$ 4,897	\$ 0.196	\$ 3,265	\$ 0.131
			1,000	\$ 1,459	\$ 0.045	\$ 1,094	\$ 0.034	\$ 730	\$ 0.023
			4,000	\$ 1,595	\$ 0.198	\$ 1,196	\$ 0.148	\$ 798	\$ 0.099
29	S-1	Storage, Moderate Hazard	10,000	\$ 2,783	\$ 0.081	\$ 2,087	\$ 0.061	\$ 1,391	\$ 0.041
			20,000	\$ 3,597	\$ 0.090	\$ 2,698	\$ 0.067	\$ 1,799	\$ 0.045
			50,000	\$ 6,289	\$ 0.126	\$ 4,717	\$ 0.094	\$ 3,145	\$ 0.063
			1,000	\$ 1,348	\$ 0.042	\$ 1,011	\$ 0.031	\$ 674	\$ 0.021
			4,000	\$ 1,473	\$ 0.183	\$ 1,105	\$ 0.137	\$ 737	\$ 0.091
30	S-2	Storage, Low Hazard	10,000	\$ 2,570	\$ 0.075	\$ 1,928	\$ 0.056	\$ 1,285	\$ 0.038
			20,000	\$ 3,323	\$ 0.083	\$ 2,492	\$ 0.062	\$ 1,661	\$ 0.041
			50,000	\$ 5,809	\$ 0.116	\$ 4,357	\$ 0.087	\$ 2,905	\$ 0.058

**City of Fresno  
USER FEE STUDY**

**Building and Safety Services Division**

**INSPECTION VARIABLE FEE SCHEDULE FOR NEW CONSTRUCTION**

				<b>CONSTRUCTION TYPE &amp; RATIO OF REQUIRED EFFORT:</b>					
				<b>Group A: IA, IB</b>		<b>Group B: IIA, IIIB, VA</b>		<b>Group C: IIB, IIIB, IV, VB</b>	
				<b>Relative Effort Factor:</b>		<b>Relative Effort Factor:</b>		<b>Relative Effort Factor:</b>	
				<b>2.00</b>		<b>1.50</b>		<b>1.00</b>	
<b>Fee #</b>	<b>ICC (UBC) Use Type</b>	<b>Occupancy</b>	<b>Size Basis (square feet)</b>	<b>Base Cost</b>	<b>Each Additional SF</b>	<b>Base Cost</b>	<b>Each Additional SF</b>	<b>Base Cost</b>	<b>Each Additional SF</b>
31	S-2	Parking Garage	2,000	\$ 2,611	\$ 0.040	\$ 1,959	\$ 0.030	\$ 1,306	\$ 0.020
			8,000	\$ 2,854	\$ 0.177	\$ 2,141	\$ 0.133	\$ 1,427	\$ 0.089
			20,000	\$ 4,980	\$ 0.073	\$ 3,735	\$ 0.055	\$ 2,490	\$ 0.036
			40,000	\$ 6,438	\$ 0.080	\$ 4,828	\$ 0.060	\$ 3,219	\$ 0.040
			100,000	\$ 11,255	\$ 0.113	\$ 8,441	\$ 0.084	\$ 5,627	\$ 0.056
32	U-1	Garage, Carport	333	\$ 546	\$ 0.119	\$ 410	\$ 0.089	\$ 273	\$ 0.059
			667	\$ 586	\$ 0.313	\$ 439	\$ 0.235	\$ 293	\$ 0.156
			1,000	\$ 690	\$ 0.206	\$ 518	\$ 0.154	\$ 345	\$ 0.103
			1,667	\$ 827	\$ 0.354	\$ 620	\$ 0.265	\$ 414	\$ 0.177
			2,500	\$ 1,122	\$ 0.449	\$ 842	\$ 0.337	\$ 561	\$ 0.224
33	SHELL	Shell Buildings, All Occupancy Types	1,000	\$ 1,333	\$ 0.041	\$ 1,000	\$ 0.031	\$ 667	\$ 0.021
			4,000	\$ 1,457	\$ 0.181	\$ 1,093	\$ 0.136	\$ 729	\$ 0.090
			10,000	\$ 2,542	\$ 0.074	\$ 1,907	\$ 0.056	\$ 1,271	\$ 0.037
			20,000	\$ 3,286	\$ 0.082	\$ 2,465	\$ 0.061	\$ 1,643	\$ 0.041
			50,000	\$ 5,745	\$ 0.115	\$ 4,309	\$ 0.086	\$ 2,873	\$ 0.057
34	TI - A	Tenant Improvement - Restaurants	300	\$ 1,515	\$ 0.157	\$ 1,136	\$ 0.117	\$ 757	\$ 0.078
			1,200	\$ 1,656	\$ 0.685	\$ 1,242	\$ 0.514	\$ 828	\$ 0.343
			3,000	\$ 2,889	\$ 0.282	\$ 2,167	\$ 0.211	\$ 1,444	\$ 0.141
			6,000	\$ 3,735	\$ 0.311	\$ 2,801	\$ 0.233	\$ 1,867	\$ 0.155
			15,000	\$ 6,529	\$ 0.435	\$ 4,897	\$ 0.326	\$ 3,265	\$ 0.218
35	TI - A	Tenant Improvement - All Other A Occupancies	500	\$ 1,243	\$ 0.077	\$ 932	\$ 0.058	\$ 622	\$ 0.039
			2,000	\$ 1,359	\$ 0.337	\$ 1,019	\$ 0.253	\$ 679	\$ 0.169
			5,000	\$ 2,371	\$ 0.139	\$ 1,778	\$ 0.104	\$ 1,185	\$ 0.069
			10,000	\$ 3,065	\$ 0.153	\$ 2,299	\$ 0.115	\$ 1,532	\$ 0.076
			25,000	\$ 5,358	\$ 0.214	\$ 4,019	\$ 0.161	\$ 2,679	\$ 0.107
36	TI - B	Tenant Improvement - Offices/Business	500	\$ 1,865	\$ 0.116	\$ 1,399	\$ 0.087	\$ 932	\$ 0.058
			2,000	\$ 2,038	\$ 0.506	\$ 1,529	\$ 0.379	\$ 1,019	\$ 0.253
			5,000	\$ 3,556	\$ 0.208	\$ 2,667	\$ 0.156	\$ 1,778	\$ 0.104
			10,000	\$ 4,597	\$ 0.229	\$ 3,448	\$ 0.172	\$ 2,299	\$ 0.115
			25,000	\$ 8,037	\$ 0.321	\$ 6,028	\$ 0.241	\$ 4,019	\$ 0.161
37	TI - B	Tenant Improvement - Medical Offices	500	\$ 2,088	\$ 0.129	\$ 1,566	\$ 0.097	\$ 1,044	\$ 0.065
			2,000	\$ 2,282	\$ 0.566	\$ 1,711	\$ 0.425	\$ 1,141	\$ 0.283
			5,000	\$ 3,981	\$ 0.233	\$ 2,986	\$ 0.175	\$ 1,990	\$ 0.117
			10,000	\$ 5,146	\$ 0.257	\$ 3,860	\$ 0.193	\$ 2,573	\$ 0.128



**City of Fresno  
USER FEE STUDY**

**Building and Safety Services Division**

**INSPECTION VARIABLE FEE SCHEDULE FOR NEW CONSTRUCTION**

				<b>CONSTRUCTION TYPE &amp; RATIO OF REQUIRED EFFORT:</b>					
				<b>Group A: IA, IB</b>		<b>Group B: IIA, IIIB, VA</b>		<b>Group C: IIIB, IIIB, IV, VB</b>	
				<b>Relative Effort Factor:</b>		<b>Relative Effort Factor:</b>		<b>Relative Effort Factor:</b>	
				<b>2.00</b>		<b>1.50</b>		<b>1.00</b>	
<b>Fee #</b>	<b>ICC (UBC) Use Type</b>	<b>Occupancy</b>	<b>Size Basis (square feet)</b>	<b>Base Cost</b>	<b>Each Additional SF</b>	<b>Base Cost</b>	<b>Each Additional SF</b>	<b>Base Cost</b>	<b>Each Additional SF</b>
			25,000	\$ 8,997	\$ 0.360	\$ 6,748	\$ 0.270	\$ 4,499	\$ 0.180
			500	\$ 2,060	\$ 0.128	\$ 1,545	\$ 0.096	\$ 1,030	\$ 0.064
			2,000	\$ 2,251	\$ 0.559	\$ 1,689	\$ 0.419	\$ 1,126	\$ 0.279
38	TI - M	Tenant Improvement - Mercantile	5,000	\$ 3,928	\$ 0.230	\$ 2,946	\$ 0.172	\$ 1,964	\$ 0.115
			10,000	\$ 5,078	\$ 0.253	\$ 3,808	\$ 0.190	\$ 2,539	\$ 0.127
			25,000	\$ 8,877	\$ 0.355	\$ 6,658	\$ 0.266	\$ 4,439	\$ 0.178
			500	\$ 2,023	\$ 0.125	\$ 1,517	\$ 0.094	\$ 1,012	\$ 0.063
			2,000	\$ 2,211	\$ 0.549	\$ 1,658	\$ 0.412	\$ 1,106	\$ 0.274
39	TI	Tenant Improvement - All Other Occupancy Types	5,000	\$ 3,858	\$ 0.226	\$ 2,893	\$ 0.169	\$ 1,929	\$ 0.113
			10,000	\$ 4,987	\$ 0.249	\$ 3,740	\$ 0.187	\$ 2,493	\$ 0.124
			25,000	\$ 8,719	\$ 0.349	\$ 6,539	\$ 0.262	\$ 4,359	\$ 0.174
47	R-3	Residential, One or Two-Family (Custom)	1,000	\$ 2,779	\$ 0.202	\$ 2,084	\$ 0.151	\$ 1,390	\$ 0.101
48	-	"	2,000	\$ 2,981	\$ 0.531	\$ 2,236	\$ 0.398	\$ 1,490	\$ 0.265
49	-	"	3,000	\$ 3,512	\$ 0.349	\$ 2,634	\$ 0.262	\$ 1,756	\$ 0.175
	-	"	5,000	\$ 4,210	\$ 0.600	\$ 3,158	\$ 0.450	\$ 2,105	\$ 0.300
	-	"	7,500	\$ 5,711	\$ 0.762	\$ 4,284	\$ 0.571	\$ 2,856	\$ 0.381
			1,000	\$ 1,875	\$ 0.136	\$ 1,406	\$ 0.102	\$ 938	\$ 0.068
			2,000	\$ 2,011	\$ 0.358	\$ 1,509	\$ 0.269	\$ 1,006	\$ 0.179
53	R-3	Residential - One or Two-Family (Production/Repeat/Standard Plan Infill)	3,000	\$ 2,369	\$ 0.236	\$ 1,777	\$ 0.177	\$ 1,185	\$ 0.118
			5,000	\$ 2,841	\$ 0.405	\$ 2,131	\$ 0.304	\$ 1,420	\$ 0.203
			7,500	\$ 3,854	\$ 0.514	\$ 2,890	\$ 0.385	\$ 1,927	\$ 0.257
			167	\$ 1,254	\$ 0.546	\$ 940	\$ 0.409	\$ 627	\$ 0.273
			333	\$ 1,344	\$ 1.436	\$ 1,008	\$ 1.077	\$ 672	\$ 0.718
54	R - Addition	Residential - Room Addition	500	\$ 1,584	\$ 0.945	\$ 1,188	\$ 0.709	\$ 792	\$ 0.473
			833	\$ 1,899	\$ 1.625	\$ 1,424	\$ 1.219	\$ 949	\$ 0.812
			1,250	\$ 2,576	\$ 2.061	\$ 1,932	\$ 1.546	\$ 1,288	\$ 1.030
			300	\$ 408	\$ 0.042	\$ 306	\$ 0.032	\$ 204	\$ 0.021
			1,200	\$ 446	\$ 0.185	\$ 335	\$ 0.138	\$ 223	\$ 0.092
55	CALT - A	Comm. Alteration - Restaurants	3,000	\$ 779	\$ 0.076	\$ 584	\$ 0.057	\$ 389	\$ 0.038
			6,000	\$ 1,006	\$ 0.084	\$ 755	\$ 0.063	\$ 503	\$ 0.042
			15,000	\$ 1,759	\$ 0.117	\$ 1,320	\$ 0.088	\$ 880	\$ 0.059

**City of Fresno  
USER FEE STUDY**

**Building and Safety Services Division**

**INSPECTION VARIABLE FEE SCHEDULE FOR NEW CONSTRUCTION**

				<b>CONSTRUCTION TYPE &amp; RATIO OF REQUIRED EFFORT:</b>					
				<b>Group A: IA, IB</b>		<b>Group B: IIA, IIIB, VA</b>		<b>Group C: IIB, IIIB, IV, VB</b>	
				<b>Relative Effort Factor:</b>		<b>Relative Effort Factor:</b>		<b>Relative Effort Factor:</b>	
				<b>2.00</b>		<b>1.50</b>		<b>1.00</b>	
<b>Fee #</b>	<b>ICC (UBC) Use Type</b>	<b>Occupancy</b>	<b>Size Basis (square feet)</b>	<b>Base Cost</b>	<b>Each Additional SF</b>	<b>Base Cost</b>	<b>Each Additional SF</b>	<b>Base Cost</b>	<b>Each Additional SF</b>
			500	\$ 408	\$ 0.025	\$ 306	\$ 0.019	\$ 204	\$ 0.013
			2,000	\$ 446	\$ 0.111	\$ 335	\$ 0.083	\$ 223	\$ 0.055
56	CALT - A	Comm. Alteration - All Other A Occupancies	5,000	\$ 779	\$ 0.046	\$ 584	\$ 0.034	\$ 389	\$ 0.023
			10,000	\$ 1,006	\$ 0.050	\$ 755	\$ 0.038	\$ 503	\$ 0.025
			25,000	\$ 1,759	\$ 0.070	\$ 1,320	\$ 0.053	\$ 880	\$ 0.035
			500	\$ 390	\$ 0.024	\$ 292	\$ 0.018	\$ 195	\$ 0.012
			2,000	\$ 426	\$ 0.106	\$ 319	\$ 0.079	\$ 213	\$ 0.053
57	CALT - B	Comm. Alteration - Offices/Business	5,000	\$ 743	\$ 0.043	\$ 557	\$ 0.033	\$ 372	\$ 0.022
			10,000	\$ 961	\$ 0.048	\$ 720	\$ 0.036	\$ 480	\$ 0.024
			25,000	\$ 1,679	\$ 0.067	\$ 1,260	\$ 0.050	\$ 840	\$ 0.034
			500	\$ 612	\$ 0.038	\$ 459	\$ 0.028	\$ 306	\$ 0.019
			2,000	\$ 669	\$ 0.166	\$ 502	\$ 0.125	\$ 335	\$ 0.083
58	CALT - B	Comm. Alteration - Medical Offices	5,000	\$ 1,168	\$ 0.068	\$ 876	\$ 0.051	\$ 584	\$ 0.034
			10,000	\$ 1,510	\$ 0.075	\$ 1,132	\$ 0.056	\$ 755	\$ 0.038
			25,000	\$ 2,639	\$ 0.106	\$ 1,979	\$ 0.079	\$ 1,320	\$ 0.053
			500	\$ 612	\$ 0.038	\$ 459	\$ 0.028	\$ 306	\$ 0.019
			2,000	\$ 669	\$ 0.166	\$ 502	\$ 0.125	\$ 335	\$ 0.083
59	CALT - M	Comm. Alteration - Mercantile	5,000	\$ 1,168	\$ 0.068	\$ 876	\$ 0.051	\$ 584	\$ 0.034
			10,000	\$ 1,510	\$ 0.075	\$ 1,132	\$ 0.056	\$ 755	\$ 0.038
			25,000	\$ 2,639	\$ 0.106	\$ 1,979	\$ 0.079	\$ 1,320	\$ 0.053
			500	\$ 612	\$ 0.038	\$ 459	\$ 0.028	\$ 306	\$ 0.019
			2,000	\$ 669	\$ 0.166	\$ 502	\$ 0.125	\$ 335	\$ 0.083
60	CALT	Comm. Alteration - All Other Occupancy Types	5,000	\$ 1,168	\$ 0.068	\$ 876	\$ 0.051	\$ 584	\$ 0.034
			10,000	\$ 1,510	\$ 0.075	\$ 1,132	\$ 0.056	\$ 755	\$ 0.038
			25,000	\$ 2,639	\$ 0.106	\$ 1,979	\$ 0.079	\$ 1,320	\$ 0.053

# **ATTACHMENT C**

**Cost Recovery Report Table – Building and Safety Division**

**Miscellaneous Items**

City of Fresno  
USER FEE STUDY

Building and Safety Services Division

**RESULTS ANALYSIS - MISCELLANEOUS ITEMS**

Fee Service Information			Plan Check Full Cost Results (Unit)				Inspection Full Cost Results (Unit)				Total Full Cost Results (Unit)			
Fee #	Fee Title	Annual Revenue Activity Level (PC & Insp.)	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
1	Cellular/Mobile Phone, w/o Equip Shelter	-	\$ -	\$ 494	\$ (494)	0%	\$ -	\$ 504	\$ (504)	0%	\$ -	\$ 998	\$ (998)	0%
2	Cellular Tower with Equipment Shelter	-	\$ -	\$ 676	\$ (676)	0%	\$ -	\$ 698	\$ (698)	0%	\$ -	\$ 1,374	\$ (1,374)	0%
3	Change of Occupancy Inspection	-	\$ -	\$ 26	\$ (26)	0%	\$ -	\$ 637	\$ (637)	0%	\$ -	\$ 663	\$ (663)	0%
4	Commercial Coach (per unit)	-	\$ -	\$ 26	\$ (26)	0%	\$ -	\$ 327	\$ (327)	0%	\$ -	\$ 353	\$ (353)	0%
5	Deck / Patio (non-engineered)	-	\$ -	\$ 130	\$ (130)	0%	\$ -	\$ 186	\$ (186)	0%	\$ -	\$ 316	\$ (316)	0%
6	Deck / Patio (engineered)	-	\$ -	\$ 459	\$ (459)	0%	\$ -	\$ 186	\$ (186)	0%	\$ -	\$ 645	\$ (645)	0%
7	Demolition - Residential	17	\$ -	\$ 26	\$ (26)	0%	\$ 41	\$ 133	\$ (92)	31%	\$ 41	\$ 159	\$ (118)	26%
8	Demolition - MultiFamily/Commercial	14	\$ -	\$ 26	\$ (26)	0%	\$ 41	\$ 159	\$ (118)	26%	\$ 41	\$ 185	\$ (144)	22%
9	Fence or Wall (wood, chain link, wrought iron)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
10	>6 feet in height, 1st 100 lf	-	\$ -	\$ 130	\$ (130)	0%	\$ -	\$ 133	\$ (133)	0%	\$ -	\$ 263	\$ (263)	0%
11	Each additional 100 lf	-	\$ -	\$ -	\$ -	0%	\$ -	\$ 124	\$ (124)	0%	\$ -	\$ 124	\$ (124)	0%
12	Fence or Freestanding Wall (masonry / garden)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
13	City Standard, 1st 100 l.f.	-	\$ -	\$ 78	\$ (78)	0%	\$ -	\$ 239	\$ (239)	0%	\$ -	\$ 317	\$ (317)	0%
14	Each additional 100 lf	-	\$ -	\$ -	\$ -	0%	\$ -	\$ 177	\$ (177)	0%	\$ -	\$ 177	\$ (177)	0%
15	Engineered Wall, 1st 100 lf	-	\$ -	\$ 130	\$ (130)	0%	\$ -	\$ 186	\$ (186)	0%	\$ -	\$ 316	\$ (316)	0%
16	Each additional 100 lf	-	\$ -	\$ -	\$ -	0%	\$ -	\$ 71	\$ (71)	0%	\$ -	\$ 71	\$ (71)	0%
17	Flag pole (greater than 6 feet in height)	-	\$ -	\$ 130	\$ (130)	0%	\$ -	\$ 71	\$ (71)	0%	\$ -	\$ 201	\$ (201)	0%
18	Grading (Cut and Fill) - Plan Check + As-Grade	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
19	0-100 Cubic Yards (Cut or Fill - whichever is greater)	-	\$ 88	\$ 451	\$ (363)	20%	\$ 131	\$ -	\$ 131	0%	\$ 219	\$ 451	\$ (232)	49%
20	101-1,000 CY	-	\$ 131	\$ 555	\$ (424)	24%	\$ 476	\$ -	\$ 476	0%	\$ 607	\$ 555	\$ (52)	109%
21	1,001-10,000 CY	-	\$ 174	\$ 659	\$ (485)	26%	\$ 735	\$ -	\$ 735	0%	\$ 909	\$ 659	\$ (250)	138%
22	10,001 CY and over	38	\$ 174	\$ 815	\$ (641)	21%	\$ 1,045	\$ -	\$ 1,045	0%	\$ 1,219	\$ 815	\$ (404)	150%
26	Res. Remodel	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
27	first 500 s.f.	679	\$ 138	\$ 121	\$ 17	114%	\$ 210	\$ 354	\$ (144)	59%	\$ 348	\$ 475	\$ (127)	73%
28	each additional 500 s.f.	-	\$ -	\$ -	\$ -	0%	\$ -	\$ 151	\$ (151)	0%	\$ -	\$ 151	\$ (151)	0%
29	Partition - Commercial, Interior (first 30 l.f.)	-	\$ -	\$ 130	\$ (130)	0%	\$ -	\$ 97	\$ (97)	0%	\$ -	\$ 227	\$ (227)	0%
30	each add'l. 30 l.f.	-	\$ -	\$ -	\$ -	0%	\$ -	\$ 71	\$ (71)	0%	\$ -	\$ 71	\$ (71)	0%
31	Residential Photovoltaic System (first 10 panels)	-	\$ -	\$ 78	\$ (78)	0%	\$ -	\$ 111	\$ (111)	0%	\$ -	\$ 189	\$ (189)	0%
32	(ea. Add'l. 10 panels)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ 85	\$ (85)	0%	\$ -	\$ 85	\$ (85)	0%
33	Stucco / Siding Applications - each	-	\$ -	\$ 26	\$ (26)	0%	\$ -	\$ 154	\$ (154)	0%	\$ -	\$ 180	\$ (180)	0%
34	Relocated Building (within City limits)	3	\$ -	\$ 26	\$ (26)	0%	\$ 450	\$ 335	\$ 115	134%	\$ 450	\$ 361	\$ 89	124%
35	Retaining Wall (concrete or masonry)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
36	First 50 lf	-	\$ -	\$ 130	\$ (130)	0%	\$ -	\$ 133	\$ (133)	0%	\$ -	\$ 263	\$ (263)	0%
37	Each additional 50 lf	-	\$ -	\$ -	\$ -	0%	\$ -	\$ 18	\$ (18)	0%	\$ -	\$ 18	\$ (18)	0%
41	Re-roofing	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
42	Composition - no tear off	1,361	\$ -	\$ 26	\$ (26)	0%	\$ 92	\$ 44	\$ 48	208%	\$ 92	\$ 70	\$ 22	131%
43	Other roofs (first 10 squares)	-	\$ -	\$ 26	\$ (26)	0%	\$ -	\$ 71	\$ (71)	0%	\$ -	\$ 97	\$ (97)	0%
44	Each additional 10 squares	-	\$ -	\$ -	\$ -	0%	\$ -	\$ 18	\$ (18)	0%	\$ -	\$ 18	\$ (18)	0%
45	Roof Structure Replace / Repair	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
46	<2,000 sf	-	\$ -	\$ 459	\$ (459)	0%	\$ -	\$ 194	\$ (194)	0%	\$ -	\$ 654	\$ (654)	0%
47	>2,001 sf	-	\$ -	\$ 459	\$ (459)	0%	\$ -	\$ 389	\$ (389)	0%	\$ -	\$ 849	\$ (849)	0%
48	Signs	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
49	w/ electric	32	\$ 163	\$ 35	\$ 128	471%	\$ 196	\$ 97	\$ 99	201%	\$ 359	\$ 132	\$ 227	272%
50	w/o electric	188	\$ 79	\$ 35	\$ 44	228%	\$ 105	\$ 62	\$ 43	169%	\$ 184	\$ 97	\$ 87	190%
53	Storage Racks	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
54	<8 ft, first 100 lf	-	\$ -	\$ 26	\$ (26)	0%	\$ -	\$ 71	\$ (71)	0%	\$ -	\$ 97	\$ (97)	0%
55	each add'l. 100 lf	-	\$ -	\$ 26	\$ (26)	0%	\$ -	\$ 53	\$ (53)	0%	\$ -	\$ 79	\$ (79)	0%
56	8 - 12 ft, first 100 lf	-	\$ -	\$ 26	\$ (26)	0%	\$ -	\$ 150	\$ (150)	0%	\$ -	\$ 176	\$ (176)	0%
57	8 - 12 ft, ea add'l. 100 lf	-	\$ -	\$ 26	\$ (26)	0%	\$ -	\$ 80	\$ (80)	0%	\$ -	\$ 106	\$ (106)	0%
58	>12 ft, first 100 lf	-	\$ -	\$ 26	\$ (26)	0%	\$ -	\$ 177	\$ (177)	0%	\$ -	\$ 203	\$ (203)	0%
59	>12 ft, ea. Add'l 100 lf	-	\$ -	\$ 26	\$ (26)	0%	\$ -	\$ 53	\$ (53)	0%	\$ -	\$ 79	\$ (79)	0%
60	Swimming Pool / Spa - Residential	101	\$ -	\$ 26	\$ (26)	0%	\$ 419	\$ 279	\$ 140	150%	\$ 419	\$ 305	\$ 114	137%
63	Residential Temp. Util. or Occ.	-	\$ -	\$ 26	\$ (26)	0%	\$ -	\$ 90	\$ (90)	0%	\$ -	\$ 116	\$ (116)	0%
64	Commercial Temp. Util. or Occ.	-	\$ -	\$ 26	\$ (26)	0%	\$ -	\$ 336	\$ (336)	0%	\$ -	\$ 362	\$ (362)	0%
66	Swimming Pool - Standard Plan - Res.	-	\$ -	\$ 78	\$ (78)	0%	\$ -	\$ -	\$ -	0%	\$ -	\$ 78	\$ (78)	0%
67	Swimming Pool - Standard Plan - Comm.	-	\$ -	\$ 78	\$ (78)	0%	\$ -	\$ -	\$ -	0%	\$ -	\$ 78	\$ (78)	0%

TOTALS:

City of Fresno  
USER FEE STUDY

Building and Safety Services Division

**RESULTS ANALYSIS - MISCELLANEOUS ITEMS**

Fee Service Information			Full Cost Results (Annual - All Services)				Potential Revenue Results (Fee Services Only)			
Fee #	Fee Title	Annual Revenue Activity Level (PC & Insp.)	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate
1	Cellular/Mobile Phone, w/o Equip Shelter	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
2	Cellular Tower with Equipment Shelter	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
3	Change of Occupancy Inspection	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
4	Commercial Coach (per unit)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
5	Deck / Patio (non-engineered)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
6	Deck / Patio (engineered)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
7	Demolition - Residential	17	\$ 691	\$ 2,674	\$ (1,983)	26%	\$ 691	\$ 2,674	\$ (1,983)	26%
8	Demolition - MultiFamily/Commercial	14	\$ 584	\$ 2,641	\$ (2,056)	22%	\$ 584	\$ 2,641	\$ (2,056)	22%
9	Fence or Wall (wood, chain link, wrought iron)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
10	>6 feet in height, 1st 100 lf	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
11	Each additional 100 lf	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
12	Fence or Freestanding Wall (masonry / garden)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
13	City Standard, 1st 100 l.f.	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
14	Each additional 100 lf	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
15	Engineered Wall, 1st 100 lf	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
16	Each additional 100 lf	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
17	Flag pole (greater than 6 feet in height)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
18	Grading (Cut and Fill) - Plan Check + As-Grade	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
19	0-100 Cubic Yards (Cut or Fill - whichever is greater)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
20	101-1,000 CY	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
21	1,001-10,000 CY	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
22	10,001 CY and over	38	\$ 45,815	\$ 30,614	\$ 15,201	150%	\$ 45,815	\$ 30,614	\$ 15,201	150%
26	Res. Remodel	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
27	first 500 s.f.	679	\$ 236,328	\$ 322,332	\$ (86,004)	73%	\$ 236,328	\$ 322,332	\$ (86,004)	73%
28	each additional 500 s.f.	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
29	Partition - Commercial, Interior (first 30 l.f.)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
30	each add'l. 30 l.f.	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
31	Residential Photovoltaic System (first 10 panels)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
32	(ea. Add'l. 10 panels)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
33	Stucco / Siding Applications - each	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
34	Relocated Building (within City limits)	3	\$ 1,166	\$ 937	\$ 229	124%	\$ 1,166	\$ 937	\$ 229	124%
35	Retaining Wall (concrete or masonry)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
36	First 50 lf	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
37	Each additional 50 lf	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
41	Re-roofing	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
42	Composition - no tear off	1,361	\$ 125,194	\$ 95,469	\$ 29,725	131%	\$ 125,194	\$ 95,469	\$ 29,725	131%
43	Other roofs (first 10 squares)	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
44	Each additional 10 squares	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
45	Roof Structure Replace / Repair	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
46	<2,000 sf	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
47	>2,001 sf	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
48	Signs	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
49	w/ electric	32	\$ 11,632	\$ 4,276	\$ 7,356	272%	\$ 11,632	\$ 4,276	\$ 7,356	272%
50	w/o electric	188	\$ 34,577	\$ 18,157	\$ 16,420	190%	\$ 34,577	\$ 18,157	\$ 16,420	190%
53	Storage Racks	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
54	<8 ft, first 100 lf	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
55	each add'l. 100 lf	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
56	8 - 12 ft, first 100 lf	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
57	8 - 12 ft, ea add'l. 100 lf	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
58	>12 ft, first 100 lf	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
59	>12 ft, ea. Add'l 100 lf	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
60	Swimming Pool / Spa - Residential	101	\$ 42,356	\$ 30,851	\$ 11,504	137%	\$ 42,356	\$ 30,851	\$ 11,504	137%
63	Residential Temp. Util. or Occ.	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
64	Commercial Temp. Util. or Occ.	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
66	Swimming Pool - Standard Plan - Res.	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
67	Swimming Pool - Standard Plan - Comm.	-	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
<b>TOTALS:</b>			<b>\$ 498,343</b>	<b>\$ 507,950</b>	<b>\$ (9,607)</b>	<b>98%</b>	<b>\$ 498,343</b>	<b>\$ 507,950</b>	<b>\$ (9,607)</b>	<b>98%</b>
			<b>Revenue Totals</b>				<b>Revenue Totals</b>			

# **ATTACHMENT D**

**Cost Recovery Report Table – Building and Safety Division**

**Mechanical, Plumbing and Electrical Items**

City of Fresno  
USER FEE STUDY

Building and Safety Services Division

**RESULTS ANALYSIS - MPE ITEMS**

Fee Service Information			Plan Check Full Cost Results (Unit)				Inspection Full Cost Results (Unit)			
Fee #	Fee Title	Annual Revenue Activity Level (PC & Insp.)	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
1	<b>ADMINISTRATIVE (BASE) FEES</b>	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
2	Permit Issuance	2843	\$ 20.00	\$ 20.80	\$ (0.80)	96%	\$ -	\$ -	\$ -	0%
3	<b>SIMPLE M,P,E SINGLE OR COMBINATION PERMITS</b>	2843	\$ -	\$ -	\$ -	0%	\$ 82.00	\$ 79.62	\$ 2.38	103%
	Includes any item or combination of items on the lists below for Mechanical, Plumbing, and Electrical	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
4	<b>Simple Mechanical Items:</b>	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
5	Addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption, or evaporative cooling system.	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
6	Air-handling unit, including attached ducts.	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
7	Air-handling unit over 10,000 CFM	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
8	Evaporative cooler	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
9	Ventilation fan connected to a single duct	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
10	Ventilation system (not a portion of heating or a/c system)	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
11	Hood and duct system.	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
12	Other Misc. appliances or equipment.	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
13	<b>Simple Plumbing Items:</b>	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
14	Plumbing fixtures	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
15	Building sewer	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
16	Rainwater systems (per drain)	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
17	Water Heater	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
18	Industrial waste pretreatment interceptor	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
19	Water piping and/or water treating equipment (each)	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
20	Repair or alteration of drainage or vent piping, each fixture	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
21	Each lawn sprinkler system on any one meter - (deleted)	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
22	Backflow devices each unit	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
23	Atmospheric-type vacuum breakers	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
24	<b>Simple Electrical Items - Systems:</b>	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
25	Residential swimming Pools	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
26	Temporary Power Service	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
27	Temporary power pole.	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
28	Sub poles (each).	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
29	<b>Simple Electrical Items - Units:</b>	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
30	Receptacle, Switch, and Lighting Outlets (per project)	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
31	Lighting Fixtures (per project)	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
32	Pole or platform-mounted lighting fixtures (each)	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
33	Theatrical-type lighting fixtures or assemblies (each)	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
34	Residential Appliances (each)	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
35	Residential appliances and self-contained, nonresidential appliances,	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
36	Appliances not exceeding one horsepower (HP), kilowatt (KW), or kilovolt-ampere (KVA), in rating.(each)	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
37	Busways	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
38	Trolley and plug-in-type busways - each 100 feet or fraction thereof	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
39	(An additional fee will be required for lighting fixtures, motors, and other appliances that are connected to trolley and plug-in-type busways. No fee is required for portable tools.)	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
40	0	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
41	Signs, Outline Lighting, and Marquees	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
42	Signs, Outline Lighting, or Marquees supplied from one branch circuit (each)	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
43		0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%

City of Fresno  
USER FEE STUDY

Building and Safety Services Division

**RESULTS ANALYSIS - MPE ITEMS**

Fee Service Information			Plan Check Full Cost Results (Unit)				Inspection Full Cost Results (Unit)			
Fee #	Fee Title	Annual Revenue Activity Level (PC & Insp.)	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
44	Additional branch circuits within the same sign, outline lighting system, or marquee (each)	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
45	Services of 600 volts or less and not over 400 amperes in rating (each)	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
46	Miscellaneous Apparatus, Conduits, and Conductors	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
47	Electrical apparatus, conduits, and conductors for which a permit is required, but for which no fee is herein set forth	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
48	Residential Photovoltaic Systems - each	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
49	0	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
50	<b>COMPLEX MECHANICAL STAND-ALONE PERMITS</b>	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
51	Items on this schedule are issued on a per item basis	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
52	FAU less than 100,000 Btu/h	0	\$ -	\$ -	\$ -	0%	\$ -	\$ 123.89	\$ (123.89)	0%
53	FAU greater than 100,000 Btu/h	0	\$ -	\$ -	\$ -	0%	\$ -	\$ 123.89	\$ (123.89)	0%
54	Floor furnace (including vent)	0	\$ -	\$ -	\$ -	0%	\$ -	\$ 123.89	\$ (123.89)	0%
55	Suspended, wall, or floor-mounted heaters	0	\$ -	\$ -	\$ -	0%	\$ -	\$ 123.89	\$ (123.89)	0%
56	Appliance vents not included in an appliance permit	0	\$ -	\$ -	\$ -	0%	\$ -	\$ 123.89	\$ (123.89)	0%
57	Boiler or compressor, up to 3HP / Absorption system up to 100,000 Btu/h.	0	\$ -	\$ -	\$ -	0%	\$ -	\$ 256.59	\$ (256.59)	0%
58	Boiler or compressor, from 3HP to 15 HP / Absorption system from 100,000 Btu/h to 500,000 Btu/h.	0	\$ -	\$ -	\$ -	0%	\$ -	\$ 406.59	\$ (406.59)	0%
69	<b>COMPLEX ELECTRICAL STAND-ALONE PERMITS</b>	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
70	Items on this schedule are issued on a per item basis	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
71	Nonresidential Appliances	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
72	Power Apparatus	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
73	Motors, generators, transformers, rectifiers, synchronous converters, capacitors, industrial heating, air conditioners and heat pumps, cooking or baking equipment, and other apparatus	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
74	Rating in horsepower (HP), kilowatts (KW), or kilovolt-amperes (KVA), or kilovolt-amperes-reactive (KVAR): -	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
75	Up to and including 1 (each) -	0	\$ -	\$ -	\$ -	0%	\$ -	\$ 198.20	\$ (198.20)	0%
76	Over 1 and not over 10 (each) -	0	\$ -	\$ -	\$ -	0%	\$ -	\$ 270.71	\$ (270.71)	0%
77	Over 10 and not over 50 (each) -	0	\$ -	\$ -	\$ -	0%	\$ -	\$ 451.18	\$ (451.18)	0%
78	Over 50 and not over 100 (each) -	0	\$ -	\$ -	\$ -	0%	\$ -	\$ 671.99	\$ (671.99)	0%
79	Over 100 (each) -	0	\$ -	\$ -	\$ -	0%	\$ -	\$ 831.23	\$ (831.23)	0%
81	Note: These fees include all switches, circuit breakers, contactors, thermostats, relays, and other directly related control equipment.	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
82	Services of 600 volts or less and over 400 amperes to 1000 amperes in rating (each)	0	\$ -	\$ -	\$ -	0%	\$ -	\$ 671.99	\$ (672)	0%
83	Services over 600 volts or over 1000 amperes in rating (each)	0	\$ -	\$ -	\$ -	0%	\$ -	\$ 884.31	\$ (884)	0%
85	Stand Alone M, P, OR E Plan Check (hourly rate)	0	\$ -	\$ 103.98	\$ (104)	0%	\$ -	\$ -	\$ -	0%
86	OTHER M, P, OR E INSECTIONS (hourly rate)	0	\$ -	\$ -	\$ -	0%	\$ -	\$ 106.16	\$ (106.16)	0%

TOTALS:



City of Fresno  
USER FEE STUDY

Building and Safety Services Division

RESULTS ANALYSIS - MPE ITEMS

Fee Service Information			Total Full Cost Results (Unit)				Potential Revenue Results (Fee Services Only)			
Fee #	Fee Title	Annual Revenue Activity Level (PC & Insp.)	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate
1	<b>ADMINISTRATIVE (BASE) FEES</b>	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
2	Permit Issuance	2843	\$ 20.00	\$ 20.80	\$ (0.80)	96%	\$ 56,860	\$ 59,120	\$ (2,260)	96%
3	<b>SIMPLE M,P,E SINGLE OR COMBINATION PERMITS</b>	2843	\$ 82.00	\$ 79.62	\$ 2.38	103%	\$ 233,126	\$ 226,359	\$ 6,767	103%
	Includes any item or combination of items on the lists below for Mechanical, Plumbing, and Electrical									
4	Electrical	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
5	<b>Simple Mechanical Items:</b>	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
	Addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption, or evaporative cooling system.									
6	Air-handling unit, including attached ducts.	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
7	Air-handling unit over 10,000 CFM	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
8	Evaporative cooler	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
9	Ventilation fan connected to a single duct	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
10	Ventilation system (not a portion of heating or a/c system)	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
11	Hood and duct system.	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
12	Other Misc. appliances or equipment.	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
13	<b>Simple Plumbing Items:</b>	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
14	Plumbing fixtures	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
15	Building sewer	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
16	Rainwater systems (per drain)	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
17	Water Heater	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
18	Industrial waste pretreatment interceptor	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
19	Water piping and/or water treating equipment (each)	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
20	Repair or alteration of drainage or vent piping, each fixture	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
21	Each lawn sprinkler system on any one meter - [deleted]	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
22	Backflow devices each unit	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
23	Atmospheric-type vacuum breakers	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
24	<b>Simple Electrical Items - Systems:</b>	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
25	Residential swimming Pools	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
26	Temporary Power Service	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
27	Temporary power pole.	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
28	Sub poles (each).	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
29	<b>Simple Electrical Items - Units:</b>	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
30	Receptacle, Switch, and Lighting Outlets (per project)	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
31	Lighting Fixtures (per project)	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
32	Pole or platform-mounted lighting fixtures (each)	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
33	Theatrical-type lighting fixtures or assemblies (each)	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
34	Residential Appliances (each)	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
35	Residential appliances and self-contained, nonresidential appliances.	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
36	Appliances not exceeding one horsepower (HP), kilowatt (KW), or kilovolt-ampere (KVA), in rating.(each)	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
37	Busways	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
38	Trolley and plug-in-type busways - each 100 feet or fraction thereof	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
39	(An additional fee will be required for lighting fixtures, motors, and other appliances that are connected to trolley and plug-in-type busways. No fee is required for portable tools.)									
40		0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
41	0	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
42	Signs, Outline Lighting, and Marquees	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
43	Signs, Outline Lighting, or Marquees supplied from one branch circuit (each)	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%

City of Fresno  
USER FEE STUDY

Building and Safety Services Division

**RESULTS ANALYSIS - MPE ITEMS**

Fee Service Information			Total Full Cost Results (Unit)				Potential Revenue Results (Fee Services Only)			
Fee #	Fee Title	Annual Revenue Activity Level (PC & Insp.)	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Annual Revenue Surplus / (Subsidy)	Full Cost Recovery Rate
44	Additional branch circuits within the same sign, outline lighting system, or marquee (each)	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
45	Services of 600 volts or less and not over 400 amperes in rating (each)	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
46	Miscellaneous Apparatus, Conduits, and Conductors	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
47	Electrical apparatus, conduits, and conductors for which a permit is required, but for which no fee is herein set forth	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
48	Residential Photovoltaic Systems - each	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
49	0	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
50	<b>COMPLEX MECHANICAL STAND-ALONE PERMITS</b>	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
51	Items on this schedule are issued on a per item basis	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
52	FAU less than 100,000 Btu/h	0	\$ -	\$ 123.89	\$ (123.89)	0%	\$ -	\$ -	\$ -	0%
53	FAU greater than 100,000 Btu/h	0	\$ -	\$ 123.89	\$ (123.89)	0%	\$ -	\$ -	\$ -	0%
54	Floor furnace (including vent)	0	\$ -	\$ 123.89	\$ (123.89)	0%	\$ -	\$ -	\$ -	0%
55	Suspended, wall, or floor-mounted heaters	0	\$ -	\$ 123.89	\$ (123.89)	0%	\$ -	\$ -	\$ -	0%
56	Appliance vents not included in an appliance permit	0	\$ -	\$ 123.89	\$ (123.89)	0%	\$ -	\$ -	\$ -	0%
57	Boiler or compressor, up to 3HP / Absorption system up to 100,000 Btu/h.	0	\$ -	\$ 256.59	\$ (256.59)	0%	\$ -	\$ -	\$ -	0%
58	Boiler or compressor, from 3HP to 15 HP / Absorption system from 100,000 Btu/h to 500,000 Btu/h.	0	\$ -	\$ 406.59	\$ (406.59)	0%	\$ -	\$ -	\$ -	0%
69	<b>COMPLEX ELECTRICAL STAND-ALONE PERMITS</b>	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
70	Items on this schedule are issued on a per item basis	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
71	Nonresidential Appliances	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
72	Power Apparatus	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
73	Motors, generators, transformers, rectifiers, synchronous converters, capacitors, industrial heating, air conditioners and heat pumps, cooking or baking equipment, and other apparatus	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
74	Rating in horsepower (HP), kilowatts (KW), or kilovolt-amperes (KVA), or kilovolt-amperes-reactive (KVAR): -	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
75	Up to and including 1 (each) -	0	\$ -	\$ 198.20	\$ (198.20)	0%	\$ -	\$ -	\$ -	0%
76	Over 1 and not over 10 (each) -	0	\$ -	\$ 270.71	\$ (270.71)	0%	\$ -	\$ -	\$ -	0%
77	Over 10 and not over 50 (each) -	0	\$ -	\$ 451.18	\$ (451.18)	0%	\$ -	\$ -	\$ -	0%
78	Over 50 and not over 100 (each) -	0	\$ -	\$ 671.99	\$ (671.99)	0%	\$ -	\$ -	\$ -	0%
79	Over 100 (each) -	0	\$ -	\$ 831.23	\$ (831.23)	0%	\$ -	\$ -	\$ -	0%
81	Note: These fees include all switches, circuit breakers, contactors, thermostats, relays, and other directly related control equipment.	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
82	Services of 600 volts or less and over 400 amperes to 1000 amperes in rating (each)	0	\$ -	\$ 671.99	\$ (672)	0%	\$ -	\$ -	\$ -	0%
83	Services over 600 volts or over 1000 amperes in rating (each)	0	\$ -	\$ 884.31	\$ (884)	0%	\$ -	\$ -	\$ -	0%
85	<b>Stand Alone M, P, OR E Plan Check (hourly rate)</b>	0	\$ -	\$ 103.98	\$ (104)	0%	\$ -	\$ -	\$ -	0%
86	<b>OTHER M, P, OR E INSECTIONS (hourly rate)</b>	0	\$ -	\$ 106.16	\$ (106.16)	0%	\$ -	\$ -	\$ -	0%
<b>TOTALS:</b>							<b>\$ 289,986</b>	<b>\$ 285,479</b>	<b>\$ 4,507</b>	<b>102%</b>
							<b>Revenue Totals</b>			

# **ATTACHMENT E**

**Market Survey of Fees for Planning and Building**

City of Fresno  
Comparison Survey of Fees

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1. PLANNING FEE COMPARISON

	CUP	Tentative and Final Tract Maps	Tentative and Final Parcel Maps	Plan Amendments	Rezones
<b>Fresno – Current Fee</b>	<b>Application:</b> Under 1 net acre \$4,190 1 to 5 net acres \$6,230 Over 5 net acres \$6,230 Each Acre over 5 \$74  <b>Mid-rise / High-rise Building</b> Up to 5 net acres \$12,610 Over 5 net acres \$12,610 Each acre over 5 \$170	<b>Tentative:</b> Pre-application and verification \$3,680 Base Fee Per Map \$12,030 Per Lot \$105  <b>Final:</b> Base Fee Per Map: \$9,140 Per Lot \$59	<b>Tentative:</b> 3 lots or less \$2,100 4 lots or more \$2,520  <b>Final:</b> 3 lots or less \$3,160 4 lots or more \$4,410	<b>1 acre or less</b> \$5,000 <b>Over 1 to 5 acres</b> \$7,500 <b>Over 5 to 10 acres</b> \$10,000 <b>Over 10 acres</b> \$12,500	<b>Modifications to zoning conditions</b> \$2,100  <b>Under 1 acre</b> \$2,100 <b>1 to 5 acres</b> \$5,990 <b>Over 5 acres</b> \$7,460+ <b>Each acre over 5</b> \$74 <b>Maximum</b> \$10,510
<b>Fresno – Fee @ 100% Cost Recovery</b>	<b>Application:</b> \$7,521  <b>Mid-rise / High-rise Building</b> Up to 1 net acres \$10,980 1 to 5 net acres \$13,537	<b>Tentative:</b> Pre-application and verification \$2,887 Base Fee per Map:\$15,421 Per ea 50 Lots: \$8,159  <b>Final:</b> Filing Base Fee Per Map: \$11,234 Per ea 50 Lots: \$3,606	<b>Tentative:</b> 4 lots or less \$4,712 5 lots or more \$6,383  <b>Final:</b> 4 lots or less \$7,892 5 lots or more \$10,903	\$9,693	<b>Modifications to zoning conditions</b> \$8,392  <b>Rezoning</b> \$9,495

**City of Fresno**  
**Comparison Survey of Fees**

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	<b>CUP</b>	<b>Tentative and Final Tract Maps</b>	<b>Tentative and Final Parcel Maps</b>	<b>Plan Amendments</b>	<b>Rezones</b>
<b>Sacramento</b>	<b>Special Permits:</b> Planning Commission \$5,500 Development within PUD \$5,300 Condo Conversion \$9,298 Infill Development \$2,400 Major Project \$8,344 Temporary Parking Lot \$1,788	<b>Tentative Map</b> 5 to 50 parcels \$6,500 51-100 parcels \$7,500 101 or more parcels: \$7,500 + \$417/ each additional 100 Parcels	<b>Tentative Map</b> \$3,576	<b>0-2 acre residential project</b> \$113 per hour + \$1,013 fee for Hearing / Noticing	<b>Residential Project up to 2 acres</b> \$113 per hour + \$1013 fee for Hearing/Noticing  <b>Other Rezone / Prezone</b> \$9536
<b>Riverside</b>	<b>CUP</b> \$4,411 + \$66 per additional lot, acre or portion <b>CUP – Housing or Alcohol related</b> \$7,986	<b>Tentative Tract Map</b> \$5,808 +\$66 per additional lot, street or easement	<b>Parcel Map</b> \$4,961 + \$66 per additional parcel, street or easement	<b>NA</b>	\$3,426.50 + \$44 per additional lot, acre or portion
<b>Bakersfield</b>	<b>CUP without Neg Dec</b> (except petroleum wells) \$1,995	<b>Tentative</b> \$5,301.75  <b>Final</b> \$800 = \$31 / lot	<b>Tentative</b> \$4,791.75  <b>Final</b> \$800 + \$31 / lot	<b>Any Element Change</b> (includes changes to an existing specific plan) \$7,071.75	<b>Zone Change</b> (except to PUD or PCD) \$5,576.75

**City of Fresno**  
**Comparison Survey of Fees**

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	<b>CUP</b>	<b>Tentative and Final Tract Maps</b>	<b>Tentative and Final Parcel Maps</b>	<b>Plan Amendments</b>	<b>Rezones</b>
<b>Stockton</b>	<b>Large Family Child Care Home</b> \$565 <b>Child Care Centers, Pre-School</b> \$8,537 <b>All other Commission Use Permits</b> \$2,537 <b>All other Admin. Use Permits</b> \$1680 <b>Time Extension Request for Use Permit</b> \$846 <b>Temporary Activity Permits</b> \$565 <b>Time Extension for Temporary Activity Permit</b> \$114 <b>Live Entertainment</b> \$226 <b>Secondhand Store</b> \$1,128 <b>Communication Facility (major)</b> \$3,384	<b>Tentative</b> Over 4 lots, Base fee \$4,511 + Each additional lot over 4 \$114	<b>Tentative</b> 4 lots or less \$3,384	\$5,639	\$3,947
<b>Modesto</b>	<b>Lot w/Single Family House</b> \$330 <b>All Others</b> \$5,622	<b>Tentative</b> \$5,859	<b>Tentative</b> \$4,798	T&M / \$5,000 deposit	\$2,716
<b>Merced</b>	<b>Minor</b> \$100 (signs) or \$150 <b>Regular</b> \$1,800 <b>Major</b> \$2,000 + \$75/Acre	<b>Tentative</b> Based on Cost (\$1,500 deposit required)  <b>Final</b> \$1,500	<b>Final</b> \$450 + \$225/lot over 2 lots	\$500 + \$65/ Acre	\$2,250 + \$65/Acre

**City of Fresno**  
**Comparison Survey of Fees**

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	<b>CUP</b>	<b>Tentative and Final Tract Maps</b>	<b>Tentative and Final Parcel Maps</b>	<b>Plan Amendments</b>	<b>Rezones</b>
<b>Clovis</b>	<b>CUP</b> \$5,500 <b>CUP / Council Hearing</b> \$6,075	<b>Tentative</b> \$8,150 + \$35/Lot or Unit <b>Final</b> \$2,750 + \$20/Lot or Unit	<b>Tentative</b> \$3,025 <b>Final</b> \$1,300 + \$40 / Parcel	Non-Refundable \$500 Initial Filing Fee + Actual costs (\$8,075 minimum)	<b>Other than Single Family and P-C-C</b> \$5,500 + \$50/Acre
<b>Visalia</b>	<b>Amendment to Approved CUP</b> \$631 <b>Minor CUP</b> \$631 <b>Regular / PUD / PRD</b> \$3,330 <b>Temporary – Counter</b> \$119 <b>Temporary – To Planning Commission</b> \$356	<b>Tentative Subdivision Map Filing Fee</b> \$6,006	<b>Tentative Parcel Map Filing Fee</b> \$2,439	<b>Simple</b> \$1,902 <b>Complex</b> \$8,444	\$3,091

City of Fresno  
Comparison Survey of Fees

	<b>Environmental Assessments (including EIR)</b>	
<b>Fresno – Current</b>	<b>Environmental Charges – Non-entitlement public projects</b> Exemption \$640 Negative declaration \$2,940 Mitigated negative declaration \$5,460 Mitigated negative declaration with special studies \$5,360+staff time and direct costs  <b>Environmental Impact Report (EIR) – Analysis of EIR for private projects</b> Minor – Request + filing fees \$15,760 Major – Request + filing fees \$22,140	
<b>Fresno – Fee @ 100% Cost Recovery</b>	<b>Categorical Exemption:</b> \$1,086 <b>Environmental Assessment</b> Finding of Conformity: \$3,342 MND: \$8,022  <b>Environmental Impact Report (EIR) – Analysis of EIR for private projects</b> Focus: \$54,398 Program: \$79,968	
<b>Riverside</b>	<b>Environmental Initial Study w/o grading</b> \$1,243 <b>Environmental Initial Study w/o grading – w/existing case</b> \$319 <b>Environmental Initial Study with grading – w/existing case</b> \$1,353 <b>Environmental Impact Report</b> \$20,636	
<b>Bakersfield</b>	NA	
<b>Stockton</b>	<b>Notice of Exemption</b> \$114 <b>Neg Dec/IS local</b> \$902 <b>Neg Dec/Expanded IS/Mitigation Agreement</b> \$924 + 25% of contract <b>Addendum to EIR or ND/EIS</b> \$924 + 25% of contract <b>Environmental Impact Report</b> \$924 + 25% of contract <b>Mit. Mon. / Neg Dec IS local (PC)</b> \$924 + 25% of contract <b>Mit. Mon / Neg Dec/IS (SCH)</b> \$924 + 25% of contract <b>Mit. Mon. / EIR</b> \$924 + 25% of contract <b>Notice of Determination</b> \$114	



**City of Fresno**  
**Comparison Survey of Fees**

	<b>Environmental Assessments (including EIR)</b>	
<b>Modesto</b>	<b>CEQA Notice of Exemption</b>	No Fee (\$57 if recorded)
	<b>Initial Study / Finding of Conformance w/ MEIR / Written Checklist</b>	
	• Includes: Checklist, Bee Legal Ad and Notice of Determination	\$472
	<b>Mitigated Negative Declaration</b>	
	• City / Consultant preparation costs (deposit + balance of cost)	T&M (\$5,000 deposit)
	<b>Environmental Impact Report</b>	
	• City/Consultant preparation costs (deposit + balance of cost)	T&M (30% of consultant cost deposit)
	<b>Staff Evaluation of Special Studies (deposit + balance of cost)</b>	T&M (\$3,000 deposit)
<b>Merced</b>	<b>Filing Fee</b>	\$35
	<b>Environmental Impact Reports</b>	– Based on Cost (deposit required)
	<b>Expanded Initial Study</b>	– Based on Cost (deposit required)
<b>Clovis</b>	<b>Categorical Exemption</b>	\$450
	<b>Negative Declaration</b>	\$2,800
	<b>Mitigated Negative Declaration</b>	\$3,500 (plus consultant Fees)
	<b>NEPA Compliance</b>	Actual Cost
<b>Visalia</b>	<b>Environmental Applications</b>	
	<b>Categorical Exemption</b>	\$59
	<b>Environmental Impact Report (EIR)</b>	
	• Processing Fee	7 ½% of Contract
	• City Managed Consultant Work	Actual Cost + 10% Contract
	<b>Environmental Notices</b>	\$111 per year; renewal needed each year
	<b>Initial Study / Negative Declaration</b>	
	• Simple	\$558
	• Complex	\$2,125
	<b>Mitigated Negative Declaration</b>	
	• In-house	Actual Cost
	• Outside Consultant	Actual Cost + 10%
	<b>NEPA Environmental Review</b>	
	• Simple	\$595
	• Complex	\$2,973

**City of Fresno**  
**Comparison Survey of Fees**

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	<b>Environmental Assessments (including EIR)</b>
<b>Sacramento</b>	<p><b>Category A – One in Category A: \$560    Multiple in Category A: \$1109</b>  Tentative Map (1-4 Parcels)  Subdivision Modification  Lot Line Adjustment / Merger  Special Permit from Zoning Admin  Special Permit: Condo Conversion  Variance from Zoning Admin  Variance: Planning Comm.</p> <p><b>Category B</b>  <b>One in Category B + any in Category A: \$1669</b>  <b>Multiple in Category B + any in Category A: \$2,801</b>  Post Subdivision Modification  Special Permit: PUD  Special Permit: Planning Comm  Special Permit: Temp Parking  Special Permit: Infill  Preservation Review: Landmark Demo  Preservation Review: Neg Declaration</p> <p><b>Category C</b>  <b>One in Category C + any in Categories A and B: \$4,494</b>  <b>Multiple in Category C + any in Categories A and B: \$7,271</b>  Plan Amendment  Rezone / Prezone  Tentative Map (5+ Parcels)  Special Permit: Major Project  PUD Establishment / Amendment  Development Agreement</p>

## 2. BUILDING FEE COMPARISON

	Single Family Home – New  • Home = 2400 s.f. • Garage = 800 s.f. • Cov. Porch / Patio = 300 s.f.	Retail Shell Bldg – New  • 5,000 s.f. • Type V	Office (B Occupancy) Tenant Improvement – Existing Structure • 5,000 s.f. • Type IIB, IIIB, IV or VB	Restaurant (A Occupancy) – New Construction  • 5,000 s.f. • Type V	Warehouse – New Construction  • 10,000 s.f. • Type II	Re-roof Permit  • 2,000 s.f. • Type V building
<b>Fresno – Current</b> • Fee does not include M,P,E	Permit=\$447  Plan Check=\$447	Permit= \$603  Plan Check=\$603	Permit=\$1382  Plan Check= \$1174 (\$66 sq ft)	Permit=\$811  Plan Check= \$811	Permit=\$676  Plan Check=\$676	Permit=\$69  Plan Check= \$73
<b>Fresno – Fee @ 100% Cost Recovery</b>	Permit= \$2,096  Plan Check=\$1,298	Permit= \$819  Plan Check= \$1,419	Permit= \$1,778  Plan Check=\$485	Permit= \$2,459  Plan Check=\$4,263	Permit= \$1,946  Plan Check=\$2,859	Comp. No tear Off \$70  All other (first 10 squares): \$97 (Ea Add'l 10 Squares): \$18

**City of Fresno**  
**Comparison Survey of Fees**

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	<b>Single Family Home – New</b> <ul style="list-style-type: none"> <li>• Home = 2400 s.f.</li> <li>• Garage = 800 s.f.</li> <li>• Cov. Porch / Patio = 300 s.f.</li> </ul>	<b>Retail Shell Bldg – New</b> <ul style="list-style-type: none"> <li>• 5,000 s.f.</li> <li>• Type V</li> </ul>	<b>Office (B Occupancy) Tenant Improvement – Existing Structure</b> <ul style="list-style-type: none"> <li>• 5,000 s.f.</li> <li>• Type IIB, IIIB, IV or VB</li> </ul>	<b>Restaurant (A Occupancy) – New Construction</b> <ul style="list-style-type: none"> <li>• 5,000 s.f.</li> <li>• Type V</li> </ul>	<b>Warehouse – New Construction</b> <ul style="list-style-type: none"> <li>• 10,000 s.f.</li> <li>• Type II</li> </ul>	<b>Re-roof Permit</b> <ul style="list-style-type: none"> <li>• 2,000 s.f</li> <li>• Type V building</li> </ul>
<b>Riverside</b> <ul style="list-style-type: none"> <li>• Fee does not include M,P,E</li> <li>• Schedule is valuation based</li> </ul>	Permit = \$1,077  Plan Check = \$1,077	Permit = \$1,415  Plan Check = \$1,415	Permit = \$460  Plan Check = \$460	Permit = \$1,970  Plan Check = \$1,970	Permit = \$888  Plan Check = \$888	<b>Over Existing – 2 Max</b> Permit = \$45 Plan Check = \$45 <b>Remove Existing Roof</b> Permit = \$54 Plan Check = \$54 <b>Remove Existing &amp; New Shtg</b> Permit = \$63 Plan Check = \$63
<b>Stockton</b> <ul style="list-style-type: none"> <li>• Fee does not include M,P,E</li> <li>• Schedule is valuation based</li> </ul>	Permit = \$1,884	Permit = \$1,878	No Information Provided	Permit = \$3,067	Permit = \$1,572	No Information Provided

**City of Fresno**  
**Comparison Survey of Fees**

	<b>Single Family Home – New</b> <ul style="list-style-type: none"> <li>• Home = 2400 s.f.</li> <li>• Garage = 800 s.f.</li> <li>• Cov. Porch / Patio = 300 s.f.</li> </ul>	<b>Retail Shell Bldg – New</b> <ul style="list-style-type: none"> <li>• 5,000 s.f.</li> <li>• Type V</li> </ul>	<b>Office (B Occupancy) Tenant Improvement – Existing Structure</b> <ul style="list-style-type: none"> <li>• 5,000 s.f.</li> <li>• Type IIB, IIIB, IV or VB</li> </ul>	<b>Restaurant (A Occupancy) – New Construction</b> <ul style="list-style-type: none"> <li>• 5,000 s.f.</li> <li>• Type V</li> </ul>	<b>Warehouse – New Construction</b> <ul style="list-style-type: none"> <li>• 10,000 s.f.</li> <li>• Type II</li> </ul>	<b>Re-roof Permit</b> <ul style="list-style-type: none"> <li>• 2,000 s.f</li> <li>• Type V building</li> </ul>
<b>Visalia</b> <ul style="list-style-type: none"> <li>• Fee per S.F. not valuation</li> <li>• Includes P, M, E</li> </ul>	Permit = \$2,575  Plan Check = \$1,534	Permit = \$1,500  Plan Check = \$1,100	Permit = \$1,100  Plan Check = \$700	Permit = \$2,550  Plan Check = \$1,700	Permit = \$1,500  Plan Check = \$1,100  Does not include office space.	<b>Simple roof overlay</b> Permit = \$91.23 No Plan Check <b>Re-roof w/ sheathing</b> Permit = \$120.89 No Plan Check <b>Structural w/ Calculations</b> Permit = \$120.89 Plan Check = \$45.92
<b>Modesto</b> <ul style="list-style-type: none"> <li>• Fee does not include M,P,E</li> <li>• Fee per S.F. not valuation</li> </ul>	Permit = \$1,456  Plan Check = \$947	No information provided	No information provided	No information provided	No information provided	Permit = \$184  Plan Check = \$120

**City of Fresno**  
**Comparison Survey of Fees**

	<b>Single Family Home – New</b> <ul style="list-style-type: none"> <li>• Home = 2400 s.f.</li> <li>• Garage = 800 s.f.</li> <li>• Cov. Porch / Patio = 300 s.f.</li> </ul>	<b>Retail Shell Bldg – New</b> <ul style="list-style-type: none"> <li>• 5,000 s.f.</li> <li>• Type V</li> </ul>	<b>Office (B Occupancy) Tenant Improvement – Existing Structure</b> <ul style="list-style-type: none"> <li>• 5,000 s.f.</li> <li>• Type IIB, IIIB, IV or VB</li> </ul>	<b>Restaurant (A Occupancy) – New Construction</b> <ul style="list-style-type: none"> <li>• 5,000 s.f.</li> <li>• Type V</li> </ul>	<b>Warehouse – New Construction</b> <ul style="list-style-type: none"> <li>• 10,000 s.f.</li> <li>• Type II</li> </ul>	<b>Re-roof Permit</b> <ul style="list-style-type: none"> <li>• 2,000 s.f</li> <li>• Type V building</li> </ul>
<b>Bakersfield</b> <ul style="list-style-type: none"> <li>• Schedule is valuation based</li> <li>• Fee includes M,P,E</li> </ul>	Permit = \$688.79  Plan Check = \$563.57	Permit = \$1120.90  Plan Check = \$917.19	Permit = \$390.04  Plan Check = \$319.13	Permit = \$1897.32  Plan Check = \$1552.39	Permit = \$1410.92  Plan Check = \$1154.41	Permit = \$100
<b>Sacramento</b> <ul style="list-style-type: none"> <li>• Schedule is valuation based</li> <li>• Fee does not include M,P,E</li> </ul>	Permit = \$2,086  Plan Check = \$876	Permit = \$899  Plan Check = \$720	Permit = \$530  Plan Check = \$418	Permit = \$3,308  Plan Check = \$2,690	Permit = \$2,266  Plan Check = \$1,838	Permit = \$230
<b>Merced</b> <ul style="list-style-type: none"> <li>• Schedule is valuation based</li> <li>• Fee does not include M,P,E</li> </ul>	Permit = \$3,004  Plan Check = \$4,957	Permit = \$6,278  Plan Check = \$10,359	Permit = \$4,940  Plan Check = \$8,151	Permit = \$6,095  Plan Check = \$10,057	Permit = \$9,696  Plan Check = \$15,998	\$0 - \$5,000 Permit = \$139  \$5,000-\$10,000 Permit = \$227
<b>Clovis</b> <ul style="list-style-type: none"> <li>• Schedule is valuation based</li> <li>• Fee does not include M,P,E</li> </ul>	Permit = \$1,062.58  Plan Check = \$886.34	Permit = \$2,007.47  Plan Check = \$1,151.14	Permit = \$1,021.81  Plan Check = \$651.98	Permit = \$3,464.18  Plan Check = \$1,932.04	Permit = \$5,168.71  Plan Check = \$2,807.96	Permit = \$146.08